

SECTION 8.0 APPENDICES

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**APPENDIX 1. RESIDENTIAL DWELLING UNIT ALLOCATION
TABLE**

EAST FRANKLIN SPECIFIC PLAN
RESIDENTIAL HOLDING CAPACITY

<u>APN #</u>	<u>OWNER</u>	<u>LAND USE</u>	<u>UNITS /</u>		
			<u>ACRES</u>	<u>ACRE</u>	<u>UNITS</u>
132-020-19	AKT/STATHOS	MULTI-FAMILY RESIDENTIAL	9.95	20	199
132-020-19	AKT/STATHOS	RD-7	22.25	7	156
132-020-19	AKT/STATHOS	SINGLE FAMILY RES. 3-5	10.62	4	42
132-020-14	AKT/STATHOS	SINGLE FAMILY RES. 3-5	14.77	4	59
132-020-19	AKT/STATHOS	SINGLE FAMILY RES. 3-5	44.56	4	178
132-020-19	AKT/STATHOS	SINGLE FAMILY RES. 3-6	0.01	5	0
132-020-14	AKT/STATHOS	SINGLE FAMILY RES. 3-6	15.78	5	79
132-020-14	AKT/STATHOS	SINGLE FAMILY RES. 3-6	22.15	5	111
132-020-15	AKT/STATHOS	SINGLE FAMILY RES. 3-6	34.05	5	170
132-020-14	AKT/STATHOS	SINGLE FAMILY RES. 5-8	17.94	7	125
132-020-15	AKT/STATHOS	SINGLE FAMILY RES. 5-8	27.14	7	190
132-020-19	AKT/STATHOS	SINGLE FAMILY RES. 5-8	29.58	7	207
	AKT/STATHOS Total		248.80		1,516
132-020-17	BACKER	MULTI-FAMILY RESIDENTIAL	6.15	20	124
132-020-17	BACKER	RD-7	14.68	7	103
132-020-16	BACKER	SINGLE FAMILY RES. 3-5	0.02	4	0
132-020-17	BACKER	SINGLE FAMILY RES. 3-5	8.18	4	33
132-020-17	BACKER	SINGLE FAMILY RES. 3-6	1.83	5	9
132-020-16	BACKER	SINGLE FAMILY RES. 3-6	11.24	5	56
132-020-16	BACKER	SINGLE FAMILY RES. 3-6	17.28	5	86
132-020-17	BACKER	SINGLE FAMILY RES. 3-6	27.58	5	138
132-020-16	BACKER	SINGLE FAMILY RES. 5-8	6.06	7	42
132-020-17	BACKER	SINGLE FAMILY RES. 5-8	13.00	7	91
132-020-16	BACKER	SINGLE FAMILY RES. 5-8	19.24	7	134
	BACKER Total		125.26		816
132-030-31	BILBY RANCH INV.	HISTORICAL HOUSING	3.20	1.2	4
132-030-31	BILBY RANCH INV.	SINGLE FAMILY RES. 2-4	0.11	3	0
132-030-31	BILBY RANCH INV.	SINGLE FAMILY RES. 3-5	22.52	4	90
132-030-31	BILBY RANCH INV.	SINGLE FAMILY RES. 3-6	24.09	5	120
	BILBY RANCH INV. Total		49.92		214
132-202-59	BILBY RD. 105 PARTNERSHIP	SINGLE FAMILY RES. 3-5	11.91	4	47
132-202-59	BILBY RD. 105 PARTNERSHIP	SINGLE FAMILY RES. 3-5	26.09	4	104
132-202-59	BILBY RD. 105 PARTNERSHIP	SINGLE FAMILY RES. 3-6	0.68	5	3
132-202-59	BILBY RD. 105 PARTNERSHIP	SINGLE FAMILY RES. 3-6	5.06	5	25
132-202-59	BILBY RD. 105 PARTNERSHIP	SINGLE FAMILY RES. 3-6	13.65	5	68
132-202-59	BILBY RD. 105 PARTNERSHIP	SINGLE FAMILY RES. 3-6	35.66	5	178
	BILBY RD. 105 PARTNERSHIP Total		93.05		425
132-020-53	BILBY RD. 59 PARTNERSHIP	SINGLE FAMILY RES. 3-5	5.76	4	23
132-020-53	BILBY RD. 59 PARTNERSHIP	SINGLE FAMILY RES. 3-5	9.91	4	39
132-020-52	BILBY RD. 59 PARTNERSHIP	SINGLE FAMILY RES. 3-5	15.86	4	63
132-020-53	BILBY RD. 59 PARTNERSHIP	SINGLE FAMILY RES. 3-6	1.60	5	8
132-020-52	BILBY RD. 59 PARTNERSHIP	SINGLE FAMILY RES. 3-6	4.25	5	21
132-020-53	BILBY RD. 59 PARTNERSHIP	SINGLE FAMILY RES. 3-6	7.54	5	38
	BILBY RD. 59 PARTNERSHIP Total		44.92		192
132-020-63	BILBY RD. 80 PARTNERSHIP	SINGLE FAMILY RES. 3-6	0.89	5	4
132-020-63	BILBY RD. 80 PARTNERSHIP	SINGLE FAMILY RES. 3-6	8.50	5	42
132-020-63	BILBY RD. 80 PARTNERSHIP	SINGLE FAMILY RES. 3-6	25.97	5	130
132-020-63	BILBY RD. 80 PARTNERSHIP	SINGLE FAMILY RES. 3-6	49.95	5	250
	BILBY RD. 80 PARTNERSHIP Total		85.31		426
132-030-47	BONACCI	SINGLE FAMILY RES. 3-6	1.04	5	5

EAST FRANKLIN SPECIFIC PLAN
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			<u>ACRES</u>	<u>ACRE</u>	<u>UNITS</u>
132-030-47	BONACCI	SINGLE FAMILY RES. 3-6	1.53	5	8
132-030-47	BONACCI	SINGLE FAMILY RES. 3-6	8.17	5	41
132-030-39	BONACCI	SINGLE FAMILY RES. 3-6	9.04	5	45
132-030-39	BONACCI	SINGLE FAMILY RES. 5-8	0.79	7	5
132-030-47	BONACCI	SINGLE FAMILY RES. 5-8	8.01	7	56
BONACCI Total			28.58		160
132-030-08	BUSCHER	HISTORICAL HOUSING	2.89	1.2	3
132-030-49	BUSCHER	HISTORICAL HOUSING	2.93	1.2	4
132-030-45	BUSCHER	HISTORICAL HOUSING	4.28	1.2	5
132-030-38	BUSCHER	MULTI-FAMILY RESIDENTIAL	14.15	20	283
132-030-38	BUSCHER	RD-7	2.08	7	14
132-030-46	BUSCHER	RD-7	4.81	7	33
132-030-46	BUSCHER	SINGLE FAMILY RES. 3-6	0.03	5	0
132-030-41	BUSCHER	SINGLE FAMILY RES. 3-6	0.40	5	2
132-030-44	BUSCHER	SINGLE FAMILY RES. 3-6	0.69	5	3
132-030-48	BUSCHER	SINGLE FAMILY RES. 3-6	1.86	5	9
132-030-43	BUSCHER	SINGLE FAMILY RES. 3-6	3.82	5	19
132-030-42	BUSCHER	SINGLE FAMILY RES. 3-6	4.31	5	21
132-030-40	BUSCHER	SINGLE FAMILY RES. 3-6	4.58	5	23
132-030-40	BUSCHER	SINGLE FAMILY RES. 3-6	8.55	5	43
132-030-48	BUSCHER	SINGLE FAMILY RES. 3-6	15.67	5	78
132-030-38	BUSCHER	SINGLE FAMILY RES. 5-8	1.12	7	8
132-030-46	BUSCHER	SINGLE FAMILY RES. 5-8	13.37	7	93
BUSCHER Total			85.54		641
132-050-38	CHAO	SINGLE FAMILY RES. 3-6	16.75	5	84
CHAO Total			16.75		84
132-020-57	CRESLEIGH MANAGEMENT	SINGLE FAMILY RES. 3-6	17.82	5	89
132-020-57	CRESLEIGH MANAGEMENT	SINGLE FAMILY RES. 3-6	30.92	5	155
132-020-57	CRESLEIGH MANAGEMENT	SINGLE FAMILY RES. 3-6	47.25	5	236
132-020-57	CRESLEIGH MANAGEMENT	SINGLE FAMILY RES. 5-8	16.99	7	119
132-020-57	CRESLEIGH MANAGEMENT	SINGLE FAMILY RES. 5-8	25.85	7	181
CRESLEIGH MANAGEMENT Total			138.83		780
132-020-29	DUNMORE	RD-7	12.26	7	85
132-020-29	DUNMORE	RD-7	19.58	7	137
132-020-30	DUNMORE	SINGLE FAMILY RES. 3-6	0.00	5	0
132-020-29	DUNMORE	SINGLE FAMILY RES. 3-6	5.40	5	27
132-020-08	DUNMORE	SINGLE FAMILY RES. 3-6	8.80	5	44
132-020-08	DUNMORE	SINGLE FAMILY RES. 3-6	10.03	5	50
132-020-30	DUNMORE	SINGLE FAMILY RES. 3-6	22.34	5	112
132-020-08	DUNMORE	SINGLE FAMILY RES. 3-6	24.34	5	122
132-020-08	DUNMORE	SINGLE FAMILY RES. 3-6	35.06	5	175
132-020-29	DUNMORE	SINGLE FAMILY RES. 5-8	0.30	7	2
132-020-29	DUNMORE	SINGLE FAMILY RES. 5-8	1.58	7	11
132-020-30	DUNMORE	SINGLE FAMILY RES. 5-8	23.50	7	164
DUNMORE Total			163.19		929
132-020-26	ELK GROVE 82 PARTNERSHIP	SINGLE FAMILY RES. 3-6	0.23	5	1
132-020-32	ELK GROVE 82 PARTNERSHIP	SINGLE FAMILY RES. 3-6	0.84	5	4
132-020-44	ELK GROVE 82 PARTNERSHIP	SINGLE FAMILY RES. 3-6	11.14	5	56
132-020-45	ELK GROVE 82 PARTNERSHIP	SINGLE FAMILY RES. 3-6	17.97	5	90
132-020-44	ELK GROVE 82 PARTNERSHIP	SINGLE FAMILY RES. 3-6	18.38	5	92

EAST FRANKLIN SPECIFIC PLAN
RESIDENTIAL HOLDING CAPACITY

<u>APN #</u>	<u>OWNER</u>	<u>LAND USE</u>	<u>UNITS /</u>		
			<u>ACRES</u>	<u>ACRE</u>	<u>UNITS</u>
132-020-45	ELK GROVE 82 PARTNERSHIP	SINGLE FAMILY RES. 3-6	22.30	5	111
132-020-45	ELK GROVE 82 PARTNERSHIP	SINGLE FAMILY RES. 5-8	0.44	7	3
	ELK GROVE 82 PARTNERSHIP Total		71.30		357
132-020-34	FONG	SINGLE FAMILY RES. 2-4	16.02	3	48
132-020-34	FONG	SINGLE FAMILY RES. 3-6	0.02	5	0
132-020-34	FONG	SINGLE FAMILY RES. 3-6	0.06	5	0
132-020-34	FONG	SINGLE FAMILY RES. 3-6	35.59	5	178
	FONG Total		51.69		226
132-020-05	FRANKLIN 51 ASSOCIATES	SINGLE FAMILY RES. 3-6	9.09	5	45
132-020-05	FRANKLIN 51 ASSOCIATES	SINGLE FAMILY RES. 3-6	10.13	5	51
132-020-05	FRANKLIN 51 ASSOCIATES	SINGLE FAMILY RES. 5-8	26.80	7	187
	FRANKLIN 51 ASSOCIATES Total		46.02		283
132-020-37	GILLIAM	RD-7	13.90	7	97
132-020-37	GILLIAM	SINGLE FAMILY RES. 3-5	0.28	4	1
132-020-37	GILLIAM	SINGLE FAMILY RES. 3-6	0.32	5	2
132-020-37	GILLIAM	SINGLE FAMILY RES. 3-6	0.65	5	3
132-020-37	GILLIAM	SINGLE FAMILY RES. 3-6	9.53	5	48
132-020-37	GILLIAM	SINGLE FAMILY RES. 3-6	11.65	5	58
132-020-37	GILLIAM	SINGLE FAMILY RES. 3-6	25.54	5	128
132-020-37	GILLIAM	SINGLE FAMILY RES. 3-6	48.95	5	245
132-020-37	GILLIAM	SINGLE FAMILY RES. 5-8	18.42	7	129
	GILLIAM Total		129.24		711
132-020-46	HEIN	SINGLE FAMILY RES. 3-5	0.00	4	0
132-020-46	HEIN	SINGLE FAMILY RES. 3-5	7.88	4	31
132-020-46	HEIN	SINGLE FAMILY RES. 3-5	8.97	4	36
132-020-46	HEIN	SINGLE FAMILY RES. 3-6	0.81	5	4
132-020-46	HEIN	SINGLE FAMILY RES. 3-6	5.79	5	29
132-020-46	HEIN	SINGLE FAMILY RES. 3-6	8.94	5	45
132-020-46	HEIN	SINGLE FAMILY RES. 3-6	9.40	5	47
132-020-46	HEIN	SINGLE FAMILY RES. 3-6	9.79	5	49
132-020-46	HEIN	SINGLE FAMILY RES. 3-6	12.85	5	64
	HEIN Total		64.43		305
132-020-51	HOFFMAN	SINGLE FAMILY RES. 3-5	8.51	4	34
	HOFFMAN Total		8.51		34
132-050-03	JAS DEVELOPMENT	SINGLE FAMILY RES. 3-6	9.71	5	48
132-050-02	JAS DEVELOPMENT	SINGLE FAMILY RES. 3-6	10.13	5	51
132-050-03	JAS DEVELOPMENT	SINGLE FAMILY RES. 5-8	8.92	7	62
132-050-02	JAS DEVELOPMENT	SINGLE FAMILY RES. 5-8	9.46	7	66
	JAS DEVELOPMENT Total		38.22		227
132-020-33	JUNGKEIT DAIRY	SINGLE FAMILY RES. 3-6	12.11	5	60
132-020-33	JUNGKEIT DAIRY	SINGLE FAMILY RES. 3-6	69.19	5	346
	JUNGKEIT DAIRY Total		81.30		406
132-132-05	KOURETAS	SINGLE FAMILY RES. 2-4	24.18	3	72
132-132-05	KOURETAS	SINGLE FAMILY RES. 2-4	41.88	3	126
132-132-05	KOURETAS	SINGLE FAMILY RES. 3-5	0.22	4	1
132-132-05	KOURETAS	SINGLE FAMILY RES. 3-5	2.32	4	9
	KOURETAS Total		68.60		208
132-050-37	KUHN	SINGLE FAMILY RES. 3-6	20.32	5	102
	KUHN Total		20.32		102
132-050-41	MACHADO	SINGLE FAMILY RES. 3-5	18.53	4	74

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			<u>ACRES</u>	<u>ACRE</u>	<u>UNITS</u>
132-050-46	MACHADO	SINGLE FAMILY RES. 3-5	28.04	4	112
132-050-46	MACHADO	SINGLE FAMILY RES. 3-5	37.46	4	150
132-050-41	MACHADO	SINGLE FAMILY RES. 3-6	0.13	5	1
132-050-46	MACHADO	SINGLE FAMILY RES. 3-6	9.83	5	49
132-050-46	MACHADO	SINGLE FAMILY RES. 3-6	13.73	5	69
132-050-47	MACHADO	SINGLE FAMILY RES. 3-6	18.71	5	93
132-050-46	MACHADO	SINGLE FAMILY RES. 3-6	21.84	5	109
	MACHADO Total		148.27		657
132-050-04	NGUYEN	SINGLE FAMILY RES. 3-6	28.90	5	144
	NGUYEN Total		28.90		144
132-030-07	RUSMORE	SINGLE FAMILY RES. 3-5	0.22	4	1
	RUSMORE Total		0.22		1
132-020-48	SACRAFARM	SINGLE FAMILY RES. 3-6	34.37	5	172
	SACRAFARM Total		34.37		172
132-020-21	STOECKER	SINGLE FAMILY RES. 3-5	0.92	4	4
132-020-41	STOECKER	SINGLE FAMILY RES. 3-5	10.55	4	42
132-020-41	STOECKER	SINGLE FAMILY RES. 3-6	8.28	5	41
	STOECKER Total		19.75		87
	Grand Total		1,891.29		10,103

APPENDIX 2. PLANT LIST

EAST FRANKLIN SPECIFIC PLAN PLANT LIST

RECOMMENDED TREES

Botanical Name	Common Name
<i>Acer rubrum</i>	Red Maple
<i>Cedrus deodara</i> ^{/1}	Cedar
<i>Celtis occidentalis</i>	Common Hackberry
<i>Celtis sinensis</i>	Chinese Hackberry
<i>Celtis canadensis</i>	Eastern Rosebud
<i>Ginkgo biloba</i>	Ginkgo
<i>Koelreuteria paniculata</i>	Goldtrain Tree
<i>Lagerstroemia indica</i> "Cherokee"	Crape Myrtle
<i>Lagerstroemia indica</i> "Natchez"	Natchez Crape Myrtle
<i>Lagerstroemia indica</i> "Watermelon Red"	Crape Myrtle
<i>Liquidambar styraciflua</i> "Palo Alto" ^{/1}	Liquidambar
<i>Liriodendrom tulipifera</i>	Tulip Tree
<i>Magnolia soulangiana</i>	Saucer Magnolia
<i>Nerium oleander</i> "Sister Agnes"	Oleander
<i>Olea europaea</i> "Swan Hill"	Olive
<i>Pinus eldarica</i> ^{/1}	Model Pine
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Platanus acerfolia</i> "Bloodgood"	Bloodgood Sycamore
<i>Prunus cerasifera</i> "Thundercloud"	Flowering Plum
<i>Pyrus calleryana</i> "Bradford"	Ornamental Pear
<i>Pyrus calleryana</i> "Aristocrat"	Aristocrat Pear
<i>Pyrus kawakamii</i> ^{/2}	Evergreen Pear
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Quercus coccinea</i>	Scarlet Oak
<i>Quercus lobata</i>	Valley oak
<i>Quercus rubra</i>	Red Oak
<i>Sapium sebiferum</i>	Chinese Tallow Tree
<i>Sequoia sempervirens</i> "Aptos Blue"	Redwood
<i>Tilia americana</i>	American Linden

(1) Not planted in turf.

(2) Planted in small areas only.

EAST FRANKLIN SPECIFIC PLAN PLANT LIST

RECOMMENDED SHRUBS

Botanical Name	Common Name
<i>Abelia grandiflora</i>	Glossy Abelia
<i>Agapanthus "Queen Anne"</i>	Lily-of-the-Nile
<i>Agapanthus africanus</i>	Lily-of-the-Nile
<i>Agapanthus africanus "Peter Pan"</i> ^{/3}	Lily-of-the-Nile
<i>Arbutus undedo "Compacta"</i>	Strawberry Tree
<i>Arctostaphylos densiflora "Howard McMinn"</i>	Manzanita
<i>Cistus purpureus</i>	Orchid Rockrose
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster
<i>Dietes bicolor</i>	Fortnight Lily
<i>Escallonia "Terry"</i>	Dwarf Escallonia
<i>Euryops pectinatus "Veridis"</i>	Euryops
<i>Hebe "Coed"</i>	Hebe
<i>Hemerocallis hybrida</i>	Daylily
<i>Juniperus chinensis "Mint Julep"</i> ^{/4}	Mint Julep Juniper
<i>Juniperus chinensis "San Jose"</i> ^{/4}	San Jose Juniper
<i>Juniperus chinensis "Sea Green"</i> ^{/4}	Sea Green Juniper
<i>Leptospermum scoparium</i> ^{/4}	New Zealand Tea Tree
<i>Ligustrum japonicum "Texanum"</i>	Privet
<i>Myrtus communis</i>	Myrtle
<i>Pittosporum tobira</i>	Tobira
<i>Pittosporum tobira "Wheeler's Dwarf"</i> ^{/5}	Tobira
<i>Pittosporum tobira "Variegata"</i>	Tobira
<i>Rhapiolepis "Majestic Beauty"</i>	Majestic Beauty <i>Rhapiolepis</i>
<i>Rhapiolepis indica "Clara"</i>	India Hawthorn
<i>Rhapiolepis indica "Ballerina"</i>	India Hawthorn
<i>Syringa vulgaris</i>	Lilac
<i>Viburnum tinus "Spring Bouquet"</i>	Laurustinus
<i>Viburnum tinus "Dwarf"</i>	Dwarf Laurustinus
<i>Xylosma congestum "Compacta"</i>	Xylosma

3/ Not planted in clay soils.

4/ Planted within drought tolerant areas only.

5/ Not planted in high traffic areas.

EAST FRANKLIN SPECIFIC PLAN PLANT LIST

RECOMMENDED VINES

Botanical Name	Common Name
<i>Clematis armandii</i>	Clematis
<i>Clytostoma callistegioides</i>	Violet Trumpet Vine
<i>Ficus repens</i>	Creeping Fig
<i>Parthenocissus tricuspidata</i>	Boston Ivy
<i>Rosa "Cecil Brunner"</i>	Climbing Rose

RECOMMENDED GROUND COVER

Botanical Name	Common Name
<i>Acacia redolens</i>	Acacia
Annuals	Selected for season
<i>Arctostaphylos "Emerald Carpet"</i>	Manzanita
<i>Ceanothus gloriosus</i>	Pt. Reyes Creeper
<i>Cotoneaster "Lowfast"/6</i>	Cotoneaster
<i>Hedera helix "Baltica"</i>	English Ivy
<i>Hypericum calycinum</i>	St. Johnswort
<i>Iberis sempervirens</i>	Evergreen Candytuft
<i>Juniperus chinensis "Alba"/4</i>	Varigated Prostrata Juniper
<i>Juniperus horizontalis "Bar Harbor"</i>	Bar Harbor Juniper
<i>Rosmarinus officianalis "Prostratus"</i>	Rosemary
<i>Tracheospernum asiaticum</i>	Asian Jasmine
<i>Tracheospernum jasminoides</i>	Star Jasmine
Turf	Dwarf Fescue Blends

4/ Planted within drought tolerant areas only.
6/ Not planted in high traffic areas.

APPENDIX 3. PUBLIC FACILITIES FINANCING PLAN



Economic &
Planning Systems

*Public Finance
Real Estate Economics
Regional Economics
Land Use Policy*

FINAL REPORT

PUBLIC FACILITIES FINANCING PLAN FOR EAST FRANKLIN SPECIFIC PLAN AREA

Prepared for:

East Franklin Ownership Group

Prepared by:

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May 8, 2000

EPS #7279

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Public Facilities Financing Plan for East Franklin Specific Plan Area May 8, 2000

This final report was prepared by Economic & Planning Systems, Inc., (EPS) a firm that specializes in real estate economics, regional economics, public finance, and land use policy. The report (EPS Project # 7279) was commissioned by the East Franklin Ownership Group.

Tim Youmans served as principal in charge and oversaw all aspects of the assignment. Jeannette Lesjak, EPS senior associate and project manager, conducted the financing plan.

The analyses, opinions, recommendations, and conclusions of this report are EPS's informed judgement based on market and economic conditions as of the date of this report. Changes in the market conditions and/or the economy could change or invalidate the conclusions contained herein. The contents of this report are based, in part, on data from secondary sources. While it believed that these sources are accurate, EPS cannot guarantee their accuracy. The findings herein are based on economic considerations and, therefore, should neither be construed as a representation nor opinion that government approvals for development can be secured. Conclusions and recommended actions contained within this report should not be relied upon as sole input for final business decisions regarding current and future development and planning, nor utilized for purposes beyond the scope and objectives of the current study.

Questions regarding the information contained herewith should be directed to:

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- Appendix C: Development Impact Fees and Bond Debt Costs
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I. INTRODUCTION

OVERVIEW

This Public Facilities Financing Plan (Financing Plan) sets forth a strategy to finance the major public facilities and infrastructure required to serve the proposed land uses in the East Franklin Specific Plan Area (hereafter "EFSP" or "Specific Plan" Area). The East Franklin Plan Area is located in the southcentral portion of Sacramento County, approximately ten miles south of downtown Sacramento and two miles west of the commercial district of the community of Elk Grove; between Interstate 5 and Highway 99. The Specific Plan Area is bounded by Elk Grove Boulevard on the north, Franklin Boulevard and the Union Pacific railroad tracks on the west, Bruceville Road on the east, and Bilby Road on the south, except for a small 75-acre portion that extends south of Bilby Road in the southwestern corner of the Plan Area.

The EFSP Area is currently in the non-urban zone of the County but within the County General Plan urban services boundary. Figure 1 shows the location of the project.

The development includes 10,103 residential units on approximately 1,890 acres, including 16 historical housing units, and approximately 55 acres of commercial development.

PURPOSE OF THE FINANCING PLAN REPORT

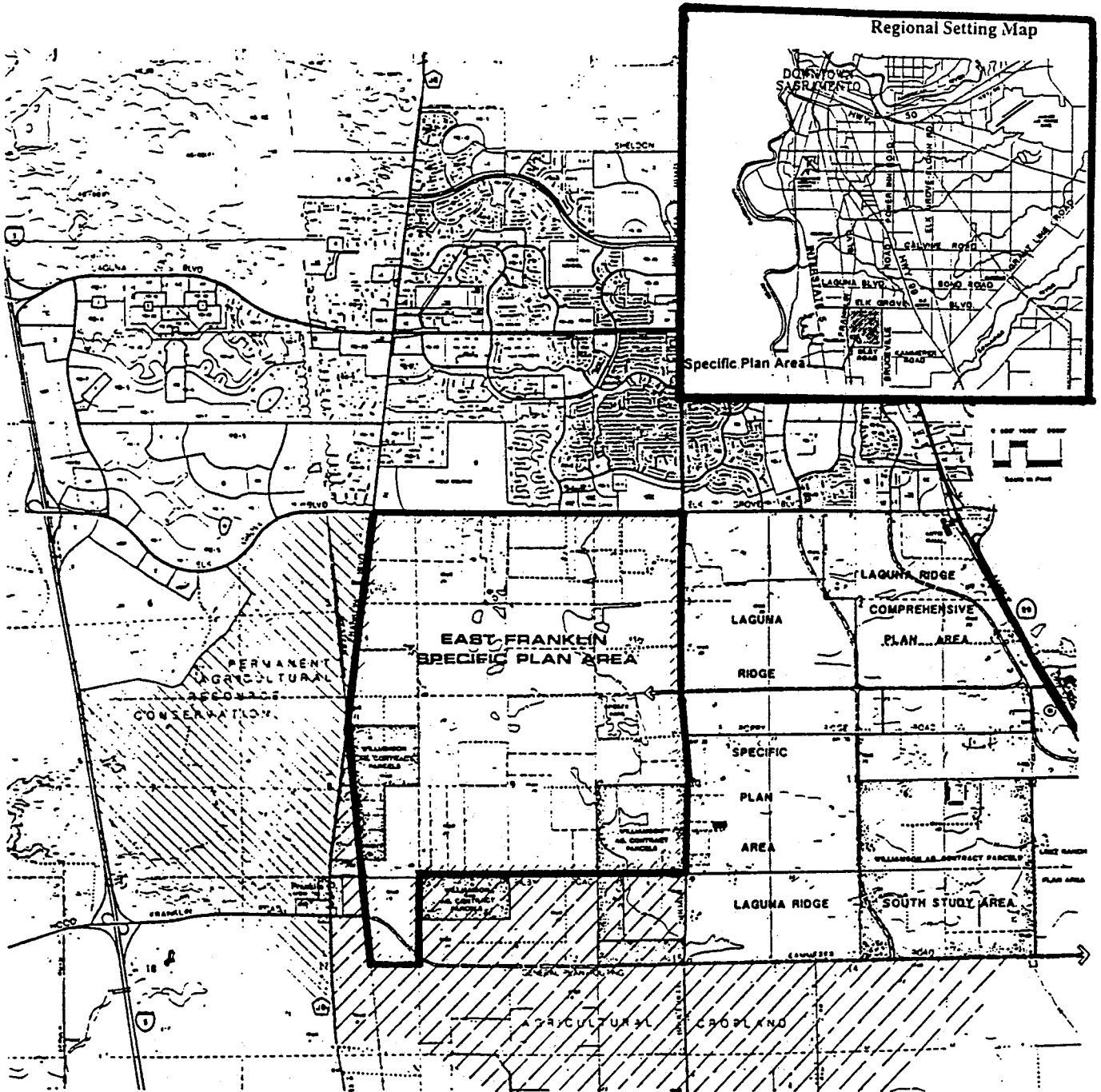
Specific Purpose

This Public Facilities Financing Plan will be submitted for approval to the Board of Supervisors as a companion document to the East Franklin Specific Plan. Its purpose is to provide a detailed analysis of the costs to provide necessary infrastructure to serve new development in the Specific Plan Area and to identify the probable funding sources for these facilities.

The overriding Sacramento County General Plan policy related to public facility financing is LU-8. That policy states:

Infrastructure financing plans which specify the extent, timing, and estimated cost of all necessary infrastructure shall be approved by the Board of Supervisors together with the approval of zoning for any urban uses in urban growth land. The resulting financing mechanisms shall be implemented prior to the approval of all entitlements in urban growth areas.

Figure 1 East Franklin Specific Plan Location Map



General Purpose

The general purpose of the Financing Plan is to describe the financing strategy to fund major public infrastructure needed to serve new development in the EFSP Area. The Financing Plan accomplishes this by:

1. establishing the policy framework for financing the required major public infrastructure;
2. specifying the major public facilities to be constructed or acquired in association with the development of the Specific Plan Area and the associated costs;
3. identifying the sources of funding to pay for the infrastructure; and
4. describing any fee programs and / or financing districts.

IMPLEMENTATION OF THE FINANCING PLAN

Implementation of the Financing Plan described in this report will provide assurance that the facilities are constructed as they are needed to serve new development in the Specific Plan Area.

Two new funding programs are proposed: the East Franklin Fee Program and one or more East Franklin Community Facilities Districts (CFDs). Other financing mechanisms are already in place (County Fee Programs and School Fee Programs, School CFD, and State Funding) and will fund most of the backbone infrastructure and school improvements.

A plan area fee funding mechanism similar to the Elk Grove West Vineyard Public Facilities Financing Plan ("EGWV PFFP") is proposed to fund roadway, fire protection, parks and recreation, landscape corridors, library, and transit facilities in the East Franklin area. This program is called the East Franklin Fee Program in this report. The County may decide to implement a fee program for all major projects south of the Elk Grove Boulevard, tentatively named the "South Laguna Public Facilities Financing Plan Fee Program" (South Laguna Fee Program). This fee program would initially include the East Franklin, Lent Ranch, and Laguna Ridge projects. Throughout this document, the East Franklin Fee Program is identified as a funding source. However, as stated above, the funding for facilities in the East Franklin Fee Program could be implemented through a South Laguna Fee Program.

The Financing Plan also proposes that one or more phases of East Franklin form a Mello-Roos CFD. The actual implementation of the EFSP Financing Plan will take place upon approval by the Board of Supervisors.

Cost and financing estimates will continue to be revised and updated as part of the implementation of the EFSP.

ORGANIZATION OF THE REPORT

The remainder of this chapter provides a detailed land use description and an executive summary of the Financing Plan. It discusses infrastructure costs, summarizes the funding strategy, and describes probable funding sources.

Chapter II lists the facilities costs and describes the facilities to be financed.

Chapter III discusses the potential funding sources and describes the financing strategy for the various major public facilities.

Appendix A shows the Capital Improvement Program for the EFSP Area prepared by Murray Smith & Associates Engineering and Rose's Engineering, Edward Gillum Consultant, detailed descriptions of cost items, maps of facility Master Plans, and other supporting information.

Appendix B estimates the revenue generated through existing County Fee Programs.

Appendix C provides information regarding the County of Sacramento and Elk Grove Unified School District (EGUSD) impact fees.

Appendix D includes school reimbursement analysis for facilities constructed by the School District that will serve the EFSP development.

Appendix E shows the dwelling unit equivalents and the EFSP Plan Area cost allocation.

Appendix F summarizes school and fire facility and equipment cost estimates for East Franklin Specific Plan.

LAND USE

The East Franklin Specific Plan Area is located in the south-central portion of Sacramento County, approximately ten miles south of downtown Sacramento and two miles west of the commercial district of the community of Elk Grove; between Interstate 5 and Highway 99. The Specific Plan Area is bounded by Elk Grove Boulevard on the north, Franklin Boulevard and the Union Pacific railroad tracks on the west, Bruceville Road on the east, and Bilby Road on the south, except for a small 75-acre portion that extends south of Bilby Road in the southwestern corner of the Plan area.

The Specific Plan provides for the construction of 10,103 residential units including 16 units as special historical housing. Single family residential units include 246 RD 2-4 units, 1,173 RD 3-5 units, 5,562 RD 3-6 units, and 1,875 RD 5-8 units. Single family housing also includes 625 RD-7 units located on medium density sites. The Specific Plan provides for 606 multi-family units. Each medium density and multi-family site is located on a major street.

Included are also approximately 55 acres of commercial uses dispersed throughout the Specific Plan Area and approximately 150 acres of parks, including a sports park and parkways. Figure 2 provides a summary of adopted land uses for the Specific Plan. The County adopted this land use plan on April 28, 2000. Map 1 is the EFSP land use diagram.

EXECUTIVE SUMMARY OF THE FINANCING PLAN

INTRODUCTION

The Financing Plan describes the cost of major infrastructure required to support development in the Specific Plan Area based on available engineering data, along with other community facilities needed such as schools, libraries, fire facilities, parks, and other recreational facilities. The Financing Plan further identifies funding sources for such facilities and recommends the approximate amounts to be financed from each source.

The important factors to be considered in the process of developing an infrastructure Financing Plan for the EFSP Specific Plan Area are the large amount of acreage (approximately 2,400 acres excluding major streets) and the amount of major infrastructure required prior to or concurrent with early phases of development.

The elements of the Financing Plan must work together to provide the optimal balance of fee, bond, and private financing so as not to burden undeveloped land while also assuring that necessary facilities are constructed when needed. The goals of the Financing Plan are as follows:

- Encourage early development of areas requiring limited additional infrastructure;
- Make maximum use of "pay-as-you-go" mechanisms;
- Utilize existing Sacramento County and Elk Grove Unified School District fee programs;
- Implement new fee programs for facilities not funded by existing fee program;
- Make appropriate use of municipal debt financing mechanisms; and
- Build in flexibility to allow response to market conditions.

COMBINATION OF PRIVATE AND PUBLIC FINANCING

The major infrastructure and public facilities required for development to proceed in the Specific Plan Area will be funded through a combination of public and private financing. County development impact fees, the proposed East Franklin Fee Program, and County Measure A funds may be used to fund required facilities when possible. Bond financing is proposed to fund some of the improvements in the initial phase and may also be necessary in subsequent phases. If needed, bond financing mechanisms for development in subsequent phases will be set up prior to development.

Figure 2
East Franklin Specific Plan
Land Use Summary

Land Use	Buildout	
	Residential Units	Gross Acres
Residential	<i>average density</i>	
SFR (RD 2-4)	3	
SFR (RD 3-5)	4	
SFR (RD 3-6)	5	
SFR (RD 5-8)	7	
MDR (RD-7)	7	
MFR (RD 12-24)	20	
Historical Housing		
Subtotal	10,103	1,891.2
Non-Residential		
Business/Professional		1.6
Commercial		53.1
Subtotal		54.7
Public & Other		
Schools		128.9
Sports Park		41.8
Parks		108.8
Parkway		2.4
Drainage Parkway		76.4
Open Space/Water Quality Basin		30.2
Sewer Interceptor Trunk Line		39.7
Major Streets		100.1
Subtotal		528.3
TOTAL	10,103	2,474.2

land_use

Source: Edward Gillum Consultant, Don Reiners Inc., May 3, 2000.

Other facilities will be financed privately by the developer. Generally, facilities that will be financed privately by the developer are not included within the scope of this report. Appendix A includes Capital Improvement Plans for facilities to be publicly funded.

PHASING OF DEVELOPMENT

The Financing Plan presented in this report is designed to be flexible enough to accommodate faster or slower growth of project development in response to the market for housing and commercial/industrial space.

The initial phase (or Phase 1) of the Specific Plan is planned to include approximately 2,650 residential units and the Middle/High School site. Based on current information, some 1,712 of the EFSP units are being processed as rezone and tentative subdivision map applications concurrently with the East Franklin Specific Plan. Other sites have a conceptual tally of 938 units. The potential participating properties, number of units, and current project status are listed below.

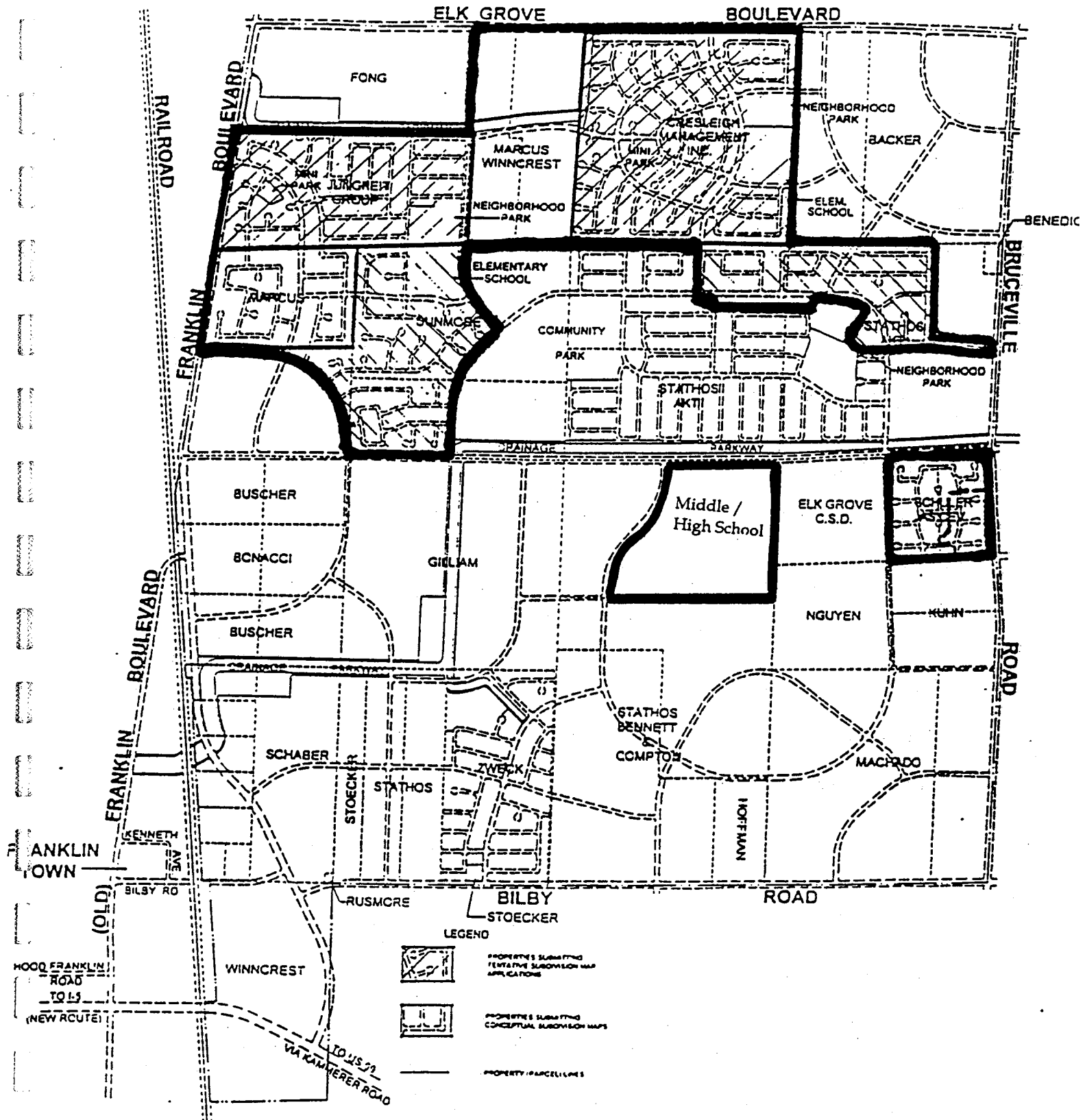
**Figure 3
 East Franklin Specific Plan Area
 Developments with Current Tentative and Conceptual Maps**

<u>Developments with Rezone and Tentative Map Application</u>	<u>Units</u>
Franklin Meadows, 359 units,	359
Laguna Creek South, 198 units,	198
Jungkeit Dairy, 406 units	406
Laguna Meadows, 749 units	<u>749</u>
Subtotal	1,712
<u>Development with Conceptual Maps</u>	<u>Units</u>
JAS Development, 174 units	174
Marcus Winncrest, 479 units	479
Franklin 51, 285 units	<u>285</u>
Subtotal	938
 TOTAL	 2,650

All of the above properties, with exception of JAS Development (which is located adjacent to Bruceville Road just south of the central east-west arterial called 1 Street or Poppy Ridge Road in Appendix A), are located in the northern half of the EFSP area. Phase 1 facilities will be constructed to serve the Middle School/High School site and these 2,650 units, on a first-come, first-served basis. Map 2 shows conceptual Financing Plan Phase 1 map. The proposed tentative map subdivisions are included in the CIP in Appendix A.

Map 2

EAST FRANKLIN SPECIFIC PLAN Financing Plan Concept for Phase 1 with 2,650 Units



————— Tentative Maps Submitted Concurrently With the Specific Plan
 - - - - - Rezones Submitted Concurrently With the Specific Plan

INFRASTRUCTURE COSTS

A significant amount of major backbone infrastructure and public facilities, approximately \$286.7 million in 2000 dollars at buildout and \$76.0 million in Phase 1, will be constructed to support new development in the EFSP Area, as shown in **Figure 4**.

The cost estimates, shown in **Figure 4**, represent those improvements which are either located on-site or are required for development to occur in the Specific Plan Area. At buildout, approximately \$135.8 million in costs will be spent for major backbone infrastructure improvements, and approximately \$150.8 million for fire, park, landscape corridors, library, transit, and school facilities.

Phase 1 major backbone infrastructure costs are approximately \$37.7 million, and approximately \$38.4 million for Phase 1 public facilities (e.g., fire, park, landscape corridors, library, transit, and school facilities). Phase 1 developments will participate in the fee program and will pay their fair share of development costs. Fair share is determined based on the total costs at buildout. For Phase 1 facilities funded through a Mello-Roos CFD, the developers participating in the Mello-Roos CFD will receive fee credits.

SOURCES OF FUNDING

Several different financing sources will be used to fund the infrastructure and public facilities required to serve the projected development and to mitigate impacts on surrounding developments. The County of Sacramento has established development impact fee programs to fund some of the sewer, water, and drainage facilities. In addition, the proposed East Franklin Fee Program will fund roadways, new parks, landscape corridors, fire station and equipment, transit, and library facility requirements. School facilities will be funded through a combination of school impact fees, the Elk Grove Unified School District Mello-Roos Community Facilities District (CFD) and the State School Building Program. Also, some of the Phase 1 major backbone infrastructure improvements are proposed to be funded through a CFD formed by the County.

Summary of Funding Sources at Buildout

Figure 5 summarizes the facilities and the recommended funding source for each major public improvement included in the EFSP Capital Improvement Program. This figure shows that:

- \$20.0 million will be funded through the existing drainage fee program (Sacramento County Water Agency Zone 11A) and reimbursements and includes \$17.1 million in EFSP fee payments and a \$3.0 million contribution from outside of EFSP);
- \$38.7 million (*sewer improvements under the Conceptual Alternative-Option 1*) will be funded through existing County sewer fee programs (County Sanitation District 1 and SRCSD) and reimbursements, and includes \$5.4 million in CSD-1 fees paid by EFSP and approximately \$29.4 million in SRCSD fees paid by EFSP;

Figure 4
East Franklin Specific Plan
Publicly Funded Costs for Phase 1 and at Buildout

Facility Type	Costs (in 2000 \$s)	
	Phase 1 [1]	Buildout
<u>BACKBONE INFRASTRUCTURE:</u>		
On- and Off-Site Roadways [2]	\$13,316,055	\$51,175,208
Drainage		
<i>Interim Facilities</i>	\$45,563	\$45,563
<i>Permanent Facilities</i>	\$9,118,214	\$20,040,780
Drainage Facilities Total	\$9,163,777	\$20,086,343
Sewer - <u>Conceptual Alternative with Option 1 (Bruceville FM)</u>		
<i>Interim Facilities (incl. Trunk, Pump Station & FM)</i>	\$3,839,265	\$3,839,265
<i>Sewer Trunk Lines</i>	\$2,386,747	\$5,458,894
<i>Sewer Interceptor</i>	\$1,662,000	\$29,430,000
Sewer Trunk Lines and Regional Facilities Total [3]	\$7,888,012	\$38,728,159
Water	\$7,317,525	\$25,830,863
Subtotal Infrastructure Costs	\$37,685,369	\$135,820,573
<u>PUBLIC FACILITIES:</u>		
Fire Protection [4]	\$125,000	\$4,680,018
School [5]	\$32,334,000	\$120,422,951
Park Development [6]	\$3,196,314	\$14,715,268
Landscape Corridors [7]	\$1,723,607	\$6,571,170
Library [8]	\$323,300	\$1,232,500
Transit [9]	\$657,200	\$3,218,652
Subtotal Public Facilities	\$38,359,421	\$150,840,558
TOTAL	\$76,044,790	\$286,661,131

Note: See footnotes on the following page. All costs include engineering & contingency.

costs_by_phase

**Figure 4
East Franklin Specific Plan
Publicly Funded Costs for Phase 1 and at Buildout**

Page 2 of 2

[1] Phase 1 includes properties with proposed or conceptual tentative maps.

[2] See Appendix sections for roadway costs identified in the CIP (Appendix A) and total estimated revenues based on the average County fee of \$5,003 per DUE. The fee revenue is approximately \$30,000 higher than the costs shown in the CIP.

[3] Includes costs for Conceptual Alternative, Option 1. Cost details are provided by Rose's Engineering and are included in the CIP in Appendix A. Buildout costs include interceptor improvements (See the CIP).

[4] Phase 1 cost is shown as pro-rated share of a temporary fire station. Between 2004 and 2006 a full operating fire station will be constructed. Equipment costs included. However, Phase 1 funds its full share of permanent station & equipment costs through payment of fees. Buildout costs exclude costs of the training facility contribution: \$500,000 and \$443,920 in interest.

[5] Student yield rates and cost per student are provided by the EGUSD. Calculation is shown in Figure F-1.

[6] Park development costs include park site frontage costs. For detail see Appendix A.

[7] Landscape corridor costs are included in the CIP. Phase 1 landscape corridor costs are calculated based on Phase 1 units as percent of the total units. When the actual Phase 1 landscaping costs are known, the costs will be updated accordingly.

[8] Total joint-use (school-public) library construction costs are \$3,697,500, of which 1/3 will be funded by the school, 1/3 by the State school matching program, and 1/3 (\$1,232,500) by the Sacramento County Library Authority. Phase 1 library costs are estimated based on Phase 1 population share of the total EFSP projected population (2.6 persons per household as used in the East Franklin Specific Plan).

[9] Regional Transit staff has not yet identified transit capital improvements for EFSP. EFSP is estimated to contribute amounts similar to other areas in the County. The cost estimate is calculated based on existing EGWV fee of \$248 per DUE. See Figure E-1 for Transit DUE calculation. Phase 1 assumes 2,650 DUEs.

Source: Murray Smith & Associates Engineering, Edward Gillum, Rose's Engineering, Elk Grove Unified School District, Elk Grove CSD, and EPS.

Figure 5
East Franklin Specific Plan
Sources and Uses at Buildout (in 2000 Dollars)
(rounded to 1,000)

Item	Estimated Costs in 2000 \$	Buildout Financing Sources										Other [6]		
		Sacramento County Fee Programs [1]					Fees from Other Projects Contrib. to EFSP Costs	EFSP		Elk Grove Unified School District Fee Program [2]	Other [6]			
		Drainage Fee Prog. - Zone 11A	Sewer Fee Prog. - CSD-1	Sewer Fee Prog. - SRCS D	Water Fee Prog. - Zone 40	EFSP Fee Program		Private or School District						
Roadways	\$51,175,000						\$51,175,000							
Drainage	\$20,086,000	\$17,068,000				\$2,972,000		\$46,000						
Sewer - Trunk Lines [3]	\$9,298,000	\$4,626,000				\$833,000		\$3,839,000						
Sewer - Regional [3]	\$29,430,000		\$23,510,000			\$5,920,000								
Water	\$25,831,000			\$25,831,000										
Fire Protection [4]	\$4,680,000						\$4,680,000							
Schools [5]	\$120,423,000											\$55,250,000	\$65,173,000	
Parks [4]	\$14,715,000						\$14,715,000							
Landscape Corridors	\$6,571,000						\$6,571,000							
Library	\$1,233,000						\$1,233,000							
Transit	\$3,219,000						\$3,219,000							
TOTAL	\$286,661,000	\$17,068,000	\$4,626,000	\$23,510,000	\$25,831,000	\$9,725,000	\$81,593,000	\$3,885,000	\$55,250,000	\$65,173,000				

Note: Cost and fee revenue estimates are preliminary and rounded.

[1] Some of these facilities may be funded through a Special Financing District, which could include either a Mello-Roos CFD or Assessment District.

[2] Total EGUSD fee revenue is based on SB 50 fee of \$3.19 per residential bldg. square foot. Calculation is shown in Figure F.1.

[3] Includes costs for interim sewer facilities. Some of these facilities will be constructed by the School District. These costs are non-reimbursable and are proposed to be funded by bonds.

Costs shown are for the Conceptual Alternative with Option 1 (Bruceville Forcemain). See Appendix A for detail.

[4] Parks and fire protection facilities meet the Elk Grove CSD standards. Fire costs exclude costs of the training facility contribution (\$500,000 & \$443,920 in interest).

[5] Student yield rates, cost per student, and fees per square foot are provided by EGUSD. Fee revenue estimates excludes fees from commercial properties.

[6] Includes Elk Grove Unified School District Mello-Roos CFD and State Funding.

Sources: Murray Smith & Associates Engineering, Edward Gillum, Rose's Engineering, EGUSD, and EPS.

- \$25.8 million funded through existing County water fee program (Sacramento County Water Agency Zone 40);
- \$81.6 million through the East Franklin Fee Program to fund roadways, parks, landscape corridors, fire station and equipment, transit, and library;
- \$3.9 for interim sewer and some drainage improvements are initially funded and constructed by the school and later reimbursed by EFSP developers, or are privately funded, but may be included in the Mello-Roos CFD;
- \$55.3 million from the EGUSD fee program and \$65.1 million from other sources including the EGUSD Mello-Roos CFD and the State School Building Program.

Fees paid in the EFSP Area will also fund some of the off-site regional facilities, which are included in the CIPs for the County's existing fee programs (water, sewer, and drainage), but are not listed in the EFSP CIP.

The costs for drainage and sewer facilities are somewhat higher than the revenue generated by Zone 11A, CSD-1, and SRCSD. Developers constructing facilities will be reimbursed through the Zone 11A, CSD-1, and SRCSD Fee Programs for facilities that are included in the Fee Programs, even though the costs for construction of these eligible facilities are above and beyond the fee amounts, since these facilities will also serve the developments in other areas contributing to the Fee Programs. This reimbursement concept also applies to other Fee Programs.

Facilities will be constructed as they are needed to serve new development. As in all development fee programs, however, there may be a lag between when the fees are generated and facilities are constructed. Development projects will be conditioned to construct facilities as needed. Developers will receive either fee credits or reimbursements for eligible projects based on the County's reimbursement policies.

Appendix B shows the total estimated sewer, water, and drainage fees for the EFSP Area part of the Sacramento County development fee program.

Summary of Funding Sources for Phase 1

Figure 6 summarizes improvement costs and funding sources for Phase 1. Approximately \$20.5 million will be reimbursed through the County Fee Programs for drainage, sewer, and water facilities constructed in Phase 1. The interim sewer and some drainage facility costs of \$3.9 million may be initially funded and constructed by the school and later reimbursed by EFSP developers, or be privately funded, but may be included in the Mello-Roos CFD. EFSP Fee Program would fund \$19.3 million in Phase 1 costs for roadways, interim fire station, park development, landscape corridors, transit, and library facilities. School costs

Figure 6
East Franklin Specific Plan
Sources and Uses for Phase 1 (in 2000 Dollars)
(rounded to 1,000)

Item	Estimated Costs in 2000 \$	Phase 1 Funding Sources											
		Sacramento County Fee Programs [1]				Fees from Other Projects Contrib. to EFSP Costs	EFSP		Elk Grove Unified School District Fee Program [2]	Other [6]			
		Drainage Fee Prog. - Zone 11A	Sewer Fee Prog. - CSD-1	Sewer Fee Prog. - SRCSD	Water Fee Prog. - Zone 40		Financing Sources [1]	Private or School District					
Roadways	\$13,316,000							\$13,316,000					
Drainage	\$9,164,000	\$5,077,000				\$4,041,000			\$46,000				
Sewer - Trunk Lines [3]	\$6,226,000		\$1,308,000			\$1,079,000			\$3,839,000				
Sewer - Regional [3]	\$1,662,000			\$1,662,000									
Water	\$7,318,000				\$7,318,000								
Fire Protection [4]	\$125,000							\$125,000					
Schools [5]	\$32,334,000											\$14,895,000	\$17,439,000
Parks [4]	\$3,196,000							\$3,196,000					
Landscape Corridors	\$1,724,000							\$1,724,000					
Library	\$323,000							\$323,000					
Transit	\$657,000							\$657,000					
TOTAL	\$76,045,000	\$5,077,000	\$1,308,000	\$1,662,000	\$7,318,000	\$5,120,000	\$19,341,000	\$3,885,000	\$14,895,000	\$17,439,000			

Note: Costs and fee revenue estimates are preliminary and rounded. Assumes 2,650 single family units are built in Phase 1.
 [1] Some of these facilities may be funded through a Special Financing District, which could include either a Mello-Roos CFD or Assessment District.
 [2] Total EGUSD fee revenue is based on SB 50 fee of \$3.19 per residential bldg. square foot. Calculation is shown in Figure F-1.
 [3] Includes costs for interim sewer facilities. Some of these facilities will be constructed by the School District. These costs are non-reimbursable and are proposed to be funded by bonds. Costs shown are for the Conceptual Alternative with Option 1 (Bruceville Foremain). See Appendix A for detail.
 [4] Parks and fire protection facilities meet the Elk Grove CSD standards. Phase 1 pays a pro-rated share of a temporary fire station as well as the fees for the permanent station.
 [5] Student yield rates, cost per student, and fees per square foot are provided by EGUSD. Fee revenue estimates excludes fees from commercial properties.
 [6] Includes Elk Grove Unified School District Mello-Roos CFD and State Funding.

Sources: Murray Smith & Associates Engineering, Edward Gillum, Rose's Engineering, EGUSD, and EPS.

would be funded through the Elk Grove Unified School District fee program (\$14.9 million) and other sources (\$17.4 million) such as the Elk Grove Unified School District Mello-Roos CFD and the State School Building Program.

Phase 1 developments will pay regular County and East Franklin Fees. Fees in the East Franklin Fee Program are determined based on the total buildout costs and spread across all of the EFSP developments.

A comparison of Phase 1 costs and Phase 1 fee revenue is shown in Chapter III of this report. It is expected that the Phase 1 and buildout costs will change over time and therefore each funding mechanism includes a method for adjusting the amount of funding to reflect current costs at the time of construction.

County fees for the drainage and sewer trunk facilities generated from other areas will be needed to cover some of the EFSP costs for facilities funded through the County Program. This is because Phase 1 is upfronting some of the facilities that will partially serve other development areas. It is for that reason that the bond funding is proposed.

Some of the infrastructure improvements, such as interim sewer, a share of permanent sewer improvements, drainage improvements, and roadway facilities in Phase 1, are proposed to be funded by bond financing through a Mello-Roos CFD. Such bond financing would likely include initial development of 2,650 residential units in the northern part of East Franklin Specific Plan Area, and JAS Development south of the Poppy Ridge Road. The facilities constructed in Phase 1 would also serve the Middle School/ High School site.

Figure 7 shows a preliminary estimate of the bond capacity for Phase 1 (2,650 units) that is \$14.0 million with \$10.5 million in construction proceeds. Phase 1 includes units with tentative or conceptual maps at start of the development. Bond capacity is based on the amount of bonds supported by an assumed maximum tax of \$500 per unit. The initial bond issue may be limited by the appraised value at the time of bond sale.

A series of bonds may be issued to fund the facilities. Bond financing is proposed to fund the construction of Phase 1 infrastructure improvements, such as a share of permanent sewer improvements, drainage improvements, roadways, interim sewer facilities, and possibly other facilities.

School District Reimbursements

The EGUSD Middle School/High School site is planned for construction at the start of Phase 1. The School District will have to construct some of the sewer, drainage, water, and roadway facilities that will serve the Middle School/High School site. Because the School District will oversize some of the improvements, the facilities constructed by the District will also serve the EFSP development. The EFSP development will then reimburse the School District for oversized facilities built by the District. The School District and the EFSP developers are currently negotiating the reimbursements. The preliminary analysis of the

Figure 7
East Franklin Specific Plan
Estimated Bonding Capacity for Areas with Submitted Tentative or Conceptual Maps

Land Use	Estimated Revenue			Estimated Bond Size				Estimated Construction Proceeds (rounded to 100K)
	Single Family Units	Annual Tax per SF Unit	Estimated Annual Revenue	Delinquency Coverage	Debt Service and Admin.	Admin. Costs	Gross Debt Service	
Areas with Tentative and Conceptual Maps	2,650	\$500	\$1,325,000	10%	\$1,204,500	\$40,200 3.5%	\$1,147,200	\$14,000,000
								\$10,500,000

Assumptions:

Rate	6.5%	Term	25 years
[1] Admin. Services	5%	Reserve Fund	10%
Capitalized Interest	9.75%	(assumes 18 months of Cap. Int.)	

[1] Admin Services include bond counsel, special tax consultant, city staff time in planning CFD, appraisal, fiscal or paying agent, official statement, and bond printing.

Note: Bonding capacity is based on the amount of bonds supported by assumed maximum tax. The initial bond issue may be limited by the appraised value at the time of bond sale.

cost estimates and the timing of reimbursements are summarized in **Appendix D**. The actual costs and timing will depend on the agreement reached by the School District and EFSP developers.

The costs for the major improvement the School District will need to construct are either interim sewer facilities or permanent sewer improvements in order to have sewer service prior to the availability of the SRCSD facilities. To provide sewer facilities to the Middle School/High School site early on in development of the EFSP, the Conceptual Alternative to the sewer study was submitted to the Water Quality and was determined acceptable. The existing EFSP DEIR includes the Original Alternative for sewer study. Both of the alternatives are discussed below.

Sewer - Original Alternative

The Original Alternative included the interim initial sewer facilities serving approximately 8,000 residential units in the Elliott Ranch South, East Franklin, and Laguna Ridge areas. This interim system would accommodate up to 6 mgd of effluent flows before the permanent interceptor sewer system would be constructed by SRCSD to replace these interim sewer systems. This sewer alternative is identified in this Financing Plan as the Original Alternative. The County's Water Quality Division has fully reviewed and approved the Original Alternative, which was included in the DEIR.

Construction by the Regional Sanitation District of the permanent interceptor sewer to replace the proposed interim sewer facilities is presently scheduled for no sooner than 2005. In the event that the rate of development of projects south of Elk Grove Boulevard (e.g., EFSP, Elliott Ranch South, and Laguna Ridge) will use up all of the interim sewer capacity in advance of this timeframe, SRCSD could construct the interceptor earlier.

Sewer - Conceptual Alternative

Recently, the Water Quality Division, on behalf of SRCSD and CSD-1 reviewed the Rose's Engineering sewer study and determined that the alternate sewer study (Conceptual Alternative) was acceptable. The Conceptual Alternative was prepared so that the Middle and High School site will have sewer service prior to the availability of the SRCSD facilities.

The Water Quality Division has also determined that the inclusion of Rose's Engineering Sewer Study in the Environmental Review creates no significant impacts. The two main differences between the approved study (Original Alternative) and Rose's Engineering study (Conceptual Alternative) are the proposed changes to the interim facilities and the realignment of the ultimate northern trunk sewer.

The changes to the interim facilities result in the interim lift station being located on-site and an additional force main alignment. The proposed alignment (Option 1) would follow Bruceville Road north to the existing sewer facilities. This alignment has previously been approved for the proposed Elk Grove Unified School District 6th Middle School/High School/Library project. However, there is no sewer capacity for any connections beyond that of the school to the existing sewer facilities until the Laguna Extension is constructed. The realignment of the ultimate northern trunk allows for more efficient interim facilities

and relocates the trunk line to be entirely within road right-of-ways as opposed to the accepted alignment which is partially located inside lot easements. Both of these proposed differences are located within road right-of-ways and therefore based on the Water Quality Division should not create any additional environmental impacts.

USE OF MELLO-ROOS COMMUNITY FACILITIES DISTRICT

In addition to the proposed Mello-Roos CFD to partially fund Phase 1 infrastructure, and the Elk Grove Unified School District Mello-Roos CFD which funds school facilities, property owners in other development phases may consider Mello-Roos CFD bond financing for infrastructure improvements at some time in the future.

If a Mello-Roos CFD is used in other phases of the EFSP development, it will most likely be a sub-area Mello-Roos CFD formed for an individual project or group of projects. The formation of a sub-area CFD may be appropriate if: (1) the infrastructure requirement for a sub-area of the Specific Plan is disproportionate to the level of development; (2) if the facilities to be funded in the Mello-Roos CFD meet the County of Sacramento guidelines; and (3) the area being considered is large enough to justify the formation of a Mello-Roos CFD and to support the bond debt.

II. INFRASTRUCTURE COSTS AND PHASING

Buildout of the EFSP Specific Plan Area will require construction of roadway, sewer, water, drainage, and a variety of other public facilities. The major public infrastructure costs associated with development of the EFSP at buildout in 2000 dollars are:

	<u>2000 Dollars</u>
	(Numbers Rounded to 1,000s)
Major Backbone Infrastructure:	
Roadways	\$51,175,000
Storm Drainage	20,086,000
Sewer Trunk Lines	5,459,000
Sewer Interceptor	29,430,000
Sewer Interim Facilities	3,839,000
Water	25,831,000
Public Facilities:	
Schools	120,423,000
Fire	4,680,000
Parks	14,715,000
Landscape Corridors	6,571,000
Library	1,233,000
Transit	3,219,000
TOTAL	\$286,661,000

PHASING OF DEVELOPMENT

The EFSP Area is anticipated to build out over a twenty to thirty year period. Phase 1 of the EFSP area development will include properties which have submitted tentative subdivision map applications (1,712 units) or for which conceptual subdivisions have been suggested (938 units). (The number of applications and conceptual subdivisions is as of today. The actual number of participants will be determined at the time of the CFD formation.) These properties include the following: Franklin Meadows (359 units), Laguna Creek South (198 units), Jungkeit Dairy (406 units), Laguna Meadows (749 units), JAS Development (174 units), Marcus Winncrest (479 units), Franklin 51 (285 units); for a total of 2,650 residential units. All of the properties except J.A.S. Development are located in the northern half of the EFSP area. As envisioned, Phase 1 facilities would be constructed to serve these 2,650 units, on a first-come, first-served basis and the Middle School/High School site.

Figure 8 shows the cost estimates for Phase 1 and at buildout. Phase 1 development will participate in the fee programs and will pay its fair share of development costs. Fair share is determined based on the allocation of total costs at the buildout of the Specific Plan.

Figure 8
East Franklin Specific Plan
Publicly Funded Costs for Phase 1 and at Buildout

Facility Type	Costs (in 2000 \$s)	
	Phase 1 [1]	Buildout
<u>BACKBONE INFRASTRUCTURE:</u>		
On- and Off-Site Roadways [2]	\$13,316,055	\$51,175,208
Drainage		
<i>Interim Facilities</i>	\$45,563	\$45,563
<i>Permanent Facilities</i>	\$9,118,214	\$20,040,780
Drainage Facilities Total	\$9,163,777	\$20,086,343
Sewer - <u>Conceptual Alternative with Option 1 (Bruceville FM)</u>		
<i>Interim Facilities (incl. Trunk, Pump Station & FM)</i>	\$3,839,265	\$3,839,265
<i>Sewer Trunk Lines</i>	\$2,386,747	\$5,458,894
<i>Sewer Interceptor</i>	\$1,662,000	\$29,430,000
Sewer Trunk Lines and Regional Facilities Total [3]	\$7,888,012	\$38,728,159
Water	\$7,317,525	\$25,830,863
Subtotal Infrastructure Costs	\$37,685,369	\$135,820,573
<u>PUBLIC FACILITIES:</u>		
Fire Protection [4]	\$125,000	\$4,680,018
School [5]	\$32,334,000	\$120,422,951
Park Development [6]	\$3,196,314	\$14,715,268
Landscape Corridors [7]	\$1,723,607	\$6,571,170
Library [8]	\$323,300	\$1,232,500
Transit [9]	\$657,200	\$3,218,652
Subtotal Public Facilities	\$38,359,421	\$150,840,558
TOTAL	\$76,044,790	\$286,661,131

Note: See footnotes on the following page. All costs include engineering & contingency.

costs_by_phase

Figure 8
East Franklin Specific Plan
Publicly Funded Costs for Phase 1 and at Buildout

Page 2 of 2

[1] Phase 1 includes properties with proposed or conceptual tentative maps.

[2] See Appendix sections for roadway costs identified in the CIP (Appendix A) and total estimated revenues based on the average County fee of \$5,003 per DUE. The fee revenue is approximately \$30,000 higher than the costs shown in the CIP.

[3] Includes costs for Conceptual Alternative, Option 1. Cost details are provided by Rose's Engineering and are included in the CIP in Appendix A. Buildout costs include interceptor improvements (See the CIP).

[4] Phase 1 cost is shown as pro-rated share of a temporary fire station. Between 2004 and 2006 a full operating fire station will be constructed. Equipment costs included. However, Phase 1 funds its full share of permanent station & equipment costs through payment of fees. Buildout costs exclude costs of the training facility contribution: \$500,000 and \$443,920 in interest.

[5] Student yield rates and cost per student are provided by the EGUSD. Calculation is shown in Figure F-1.

[6] Park development costs include park site frontage costs. For detail see Appendix A.

[7] Landscape corridor costs are included in the CIP. Phase 1 landscape corridor costs are calculated based on Phase 1 units as percent of the total units. When the actual Phase 1 landscaping costs are known, the costs will be updated accordingly.

[8] Total joint-use (school-public) library construction costs are \$3,697,500, of which 1/3 will be funded by the school, 1/3 by the State school matching program, and 1/3 (\$1,232,500) by the Sacramento County Library Authority. Phase 1 library costs are estimated based on Phase 1 population share of the total EFSP projected population (2.6 persons per household as used in the East Franklin Specific Plan).

[9] Regional Transit staff has not yet identified transit capital improvements for EFSP. EFSP is estimated to contribute amounts similar to other areas in the County. The cost estimate is calculated based on existing EGWV fee of \$248 per DUE. See Figure E-1 for Transit DUE calculation. Phase 1 assumes 2,650 DUEs.

Source: Murray Smith & Associates Engineering, Edward Gillum, Rose's Engineering, Elk Grove Unified School District, Elk Grove CSD, and EPS.

DISCUSSION OF FACILITIES AND COSTS

The cost estimates for facility improvements have been derived from a combination of available preliminary engineering data from the Murray Smith & Associates Engineering, Rose's Engineering, Edward Gillum Consultant, Elk Grove Unified School District, and from other sources. The Capital Improvement Program for the EFSP Area is shown in **Appendix A**. Detailed cost estimates for public facilities such as park development, school facilities, and fire station and equipment are summarized in **Appendix F**. The following paragraphs discuss how the cost estimates were derived and briefly describe each of the major facilities.

ROADWAYS

Cost Estimates

The proposed roadway system is comprised of major arterials, collectors, and residential streets that work together to provide convenient and safe access to all areas within the Specific Plan. The general standard for roadway system service is established by the Sacramento County General Plan.

The area will fund approximately \$51.2 million in roadway facilities. The estimate is based on a proposed average roadway fee in the County (per EGWV PFFP) of \$5,003 per DUE. The actual fee will be based on the East Franklin Fee Program or the South Laguna Area Fee Program, whichever is implemented. The roadway costs include on-site and off-site roadway to be constructed by EFSP developers and a share of the additional off-site regional roadway facilities that can be funded by EFSP using the revenues from the assumed Plan Area Roadway Fee of \$5,003 per dwelling unit equivalent (see Appendix pages A-7 and A-8). The ultimate Roadway Fee rate will be determined during Financing Plan implementation by the City of Elk Grove with further consideration of the potential contributions from other development south of Elk Grove Boulevard. The roadway costs represent construction costs (generally based on unit prices used in the EGWV PFFP), and a 35% allowance for engineering and cost contingency.

Roadway costs have been adjusted from prior versions of the EFSP Financing Plan to reflect the Phase 1 roadway improvement priorities approved by the Board of Supervisors. In addition, because projected traffic levels are moderate, the thorough fare improvements approved by the Board for Franklin Boulevard, Bruceville Road, and Kammerer Road are based on a standard of 4 traffic lanes with a 36-foot median rather than the conventional 6 traffic lanes with a 14-foot median. Consideration may be given to providing a credit or reimbursement for extraordinary right-of-way dedication obligations during preparation of the EFSP Implementation Financing Plan.

The preliminary south of Elk Grove Boulevard transportation cost analysis concluded that there was adequate development base in the urban growth areas to fund all of the required improvements at no more than EGWV fee levels. The actual costs will be determined when the East Franklin Fee Program or the South Laguna Area Fee Program, is implemented.

Phasing

The phasing of the individual roadway projects for EFSP area will be determined by County Transportation Division priorities, which are based on the results of the traffic study and the County's knowledge of regional priorities. Phase 1 on-site and off-site roadway costs are estimated at \$13.3 million, which includes construction of the Poppy Ridge Road.

SEWER

The Water Quality Division has fully reviewed and approved the Original Alternative, which was included in the DEIR. Recently, the Water Quality Division, on behalf of the Sacramento Regional County Sanitation District (SRCSD) and County Sanitation District (CSD-1), reviewed the Rose's Engineering sewer study and determined that the alternate sewer study was an acceptable Conceptual Alternative. The Water Quality Division has also determined that the inclusion of Rose's Engineering Sewer Study in the Environmental Review created no significant impacts. The two main differences between the accepted study (Original Alternative) and Rose's Engineering study (Conceptual Alternative) are the proposed changes to the interim facilities and realignment of the ultimate northern trunk sewer. Summarized below are both alternatives, Original and Conceptual. This Financing Plan incorporates sewer costs under the Conceptual Alternative, although the Original Alternative is described below and costs are included in the CIP of this report.

Cost Estimates and Phasing for Original Alternative

The East Franklin Specific Plan Area currently contains no sanitary sewer facilities and is not currently within the boundary of a County sewer service area. Prior to receiving sewer service the Plan Area must be annexed into the Sacramento County Sanitation District No. 1 (CSD-1) and the Sacramento Regional County Sanitation District (SRCSD) as required by Sacramento General Plan. The final report for the *Sacramento Sewerage Expansion Study (1994 Update)*, prepared by Montgomery/Watson, identifies recommended sewer interceptor projects that are intended to serve the East Franklin Specific Plan Area, as well as areas south to Kammerer Road (which is the urban services boundary) and east to Highway 99.

The *Overall Master Sewer Plan* shows three sub-sheds (A, B, and C) to serve Plan Area development. Sub-shed "A" is the northern-most sub-shed, and has been planned to serve the land immediately south of Elk Grove Boulevard between Franklin Boulevard and Highway 99. This will likely be the first portion of the Plan Area to develop due to its proximity to other existing utilities and infrastructure. Sub-sheds "B" and "C" improvements will likely follow.

Sewer improvement costs under the original alternative at buildout of the EFSP area are estimated at \$38.7 million, including \$3.8 million in Phase 1 interim sewer facilities.

The Water Quality Division recently requested that the interceptor sewer that will traverse the East Franklin Specific Plan Area be placed in a fee ownership corridor. This interceptor will ultimately serve the entire new growth area south of Elk Grove Boulevard. However, it

will not be installed with the first phases of the East Franklin project and therefore has the potential to disrupt development that has occurred in earlier phases of the project. District ownership of the interceptor corridor should minimize potential conflicts. As a result, the Plan proponents modified the Specific Plan land use map and the affected subdivision maps to show this corridor. At the easterly end of this corridor, there is disagreement between owners as to the proper routing of the interceptor line and corridor. Four different routing alternatives are shown in the Appendix A (Figure A-63) of this report. The costs included in this Financing Plan are for Alternative A. In fact, all four alternatives are approximately the same length and depth and should cost approximately the same amount to construct. These costs are also fully reimbursable through the County Fee Program.

Phasing

Phasing of sanitary sewer facilities is driven by the phasing of individual development projects within the area to be served by the sewer facility in question. The sewer lift station and forcemain are interim facilities and therefore, considered non-reimbursable expenses. On-site interceptors, trunk facilities, and the 66-inch off-site interceptor are included in the County Fee Program.

Phase 1, and possibly other phases of the EFSP development such as the EGUSD High School/Middle School will have to install interim sewer facilities in order to have sewer service prior to the availability of SRCSD facilities. The present concept indicated by staff of SRCSD is that initial sewer facilities serving approximately 8,000 residential units in the Elliott Ranch South, East Franklin, and Laguna Ridge areas, will need to be developed to generate effluent flows of 6 mgd before the permanent interceptor sewer system will be constructed by SRCSD to replace these interim sewer systems.

SRCSD believes that the construction of interim sewer facilities to serve urban development south of Elk Grove Boulevard will probably begin with the Elliott Ranch South project before development commences in the East Franklin Specific Plan. SRCSD is likely to require that the interim lift station and force main sewer facilities to serve Elliott Ranch South be expandable so that initial development in the EFSP and Laguna Ridge Specific Plan can also be served. One or more interim systems that can be enlarged to serve 8,000 or more residential units are being considered. The Elliott Ranch South project developer is proposing an interim system design that would allow their project to build out in advance of the interceptor being constructed. Whatever interim sewer system is approved for construction it will be designed to allow Phase 1 EFSP development to utilize some of the interim capacity by expanding the interim facilities and/or reimbursing costs for a share of previously constructed interim facilities.

Construction by the Regional Sanitation District of the permanent 66-inch interceptor sewer to replace the proposed interim sewer facilities, is presently scheduled for no sooner than 2005. In the event that the rate of development of projects south of Elk Grove Boulevard (e.g., EFSP, Elliott Ranch South, and Laguna Ridge) will use up all of the interim sewer capacity in advance of this timeframe, SRCSD could construct the interceptor earlier. This might require SRCSD to fund a larger share of the interceptor costs from sources other than initial development in East Franklin, Elliott Ranch South, and Laguna Ridge.

Cost Estimates and Phasing for Conceptual Alternative

The estimated costs for the Conceptual Alternative are \$34.4 million. The two main differences between the Original Alternative and this Conceptual Alternative are the proposed changes to the interim facilities and the realignment of the ultimate northern trunk sewer. The changes to the interim facilities result in the interim lift station being located on-site and an additional force main alignment. The newly proposed alignment (Option 1 - Bruceville force main route) would follow Bruceville Road north to existing sewer facilities. This alignment has previously been approved for the proposed Elk Grove Unified School District 6th Middle School/High School/Library project. However, there is no sewer capacity for any connections beyond that of the school to the existing sewer facilities until the Laguna Extension is constructed. The realignment of the ultimate northern trunk allows for more efficient interim facilities and relocates the trunk line to be entirely within road right-of-ways as opposed to the accepted alignment which is partially located inside lot easements. Both of these proposed differences are located within road right-of-ways and therefore based on the Water Quality Division should not create any additional environmental impacts. The detailed costs and description of the Conceptual Alternative are included in the CIP in **Appendix A**.

WATER

Cost Estimates

The water facilities needed to provide domestic and fire protection service to this project include Zone 40 Water Transmission mains, storage reservoirs, supplemental groundwater wells, pumping stations, and treatment facilities.

The improvements for this Project include both off-site and on-site regional water system facilities. The estimated cost of construction for major water facilities is approximately \$25.8 million. This includes water supply costs for facilities that will be constructed by the Elk Grove Unified School District and costs for treatment facilities that will likely be constructed by the SCWA and funded by the Zone 40 fees. The developers will reimburse the School District for constructed oversized water improvements, based on the agreement reached between the School District and EFSP developers. A detailed list of the water facilities constructed by the School District and the reimbursement summary are included in the **Appendix D** of this report.

Upon annexation of the EFSP area to Zone 40 of SCWA, the major regional water facilities that are required to serve this project will become eligible for funding by this agency. The Sacramento County Water Agency (SCWA) usually reimburses or provides development fee credits for the private construction of water conveyance facilities. Larger facilities such as treatment or storage facilities and associated land acquisition are more likely to be constructed by SCWA and may require financing to be advanced by the developer. Annexation to the Water Maintenance District will also be needed.

The cost estimates for the water system are based on unit prices utilized in the County's reimbursement programs. The facilities costs include construction costs plus a 35% allowance for surveys, engineering design, materials and inspection, and contingencies.

Phasing

Adequate supply, treatment, and storage facilities must be provided with each development phase. Phase 1 estimated costs for water facilities are approximately \$7.3 million. A list and the detailed costs of the Phase 1 water improvements is included in the CIP in Appendix A.

DRAINAGE

Cost Estimate

The East Franklin project is located within the Morrison and Laguna Creek watersheds. These two waterways drain Sacramento County as well as the City of Sacramento and convey stormwater to the Beach Stone Lakes area of western Sacramento County. The EFSP is located within a large drainage basin, which flows from Highway 99 in the east to Interstate 5 in the west. This basin is separated into three artificially created sub-basins from north to south, each of which drains into the Beach/Stone Lake area, through different points under Interstate 5. The northern drainage basin contains approximately 4,291 acres, the central basin contains 2,665 acres, and the southern basin contains 8,411 acres. As a result of constriction and resulting head loss at the railroad undercrossing downstream of Franklin Boulevard, the northern drainage shed storm water runoff will be diverted to the central shed upstream of Bruceville Road. In order to avoid the construction of significant off-site drainage outfalls through existing agricultural lands which would disrupt existing farming activities, all of the southern drainage shed storm water runoff within the Plan Area will be diverted to the central drainage shed. This diversion will also eliminate the need for construction of a second railroad bridge structure and the creation of a fifth storm water quality basin.

Proposed Shed "A" remains virtually the same as the existing northern shed, with the exception of the shed diversion upstream of Bruceville Road. The approximately 700 acres upstream of Bruceville Road, which currently drains through this shed, will now be diverted to the new drainage Shed "B".

As part of the Specific Plan drainage analysis, the Water Quality Division basin locations were determined based on the new County drainage manual, which requires that water quality basins be constructed for drainage shed areas of approximately 640 acres. Shed "A" will contain one larger basin. Shed "B" will need three water quality basins.

The drainage outfall for the central drainage shed of the EFSP traverses an open space area, which was the subject of a recent planning application. This application was part of the Elliott Ranch South General Plan, Community Plan and rezone request. This project approval would modify the excavation and construction necessary to provide outfall. Under the previously approved plan, the great majority of this area was being excavated

and very little additional excavation would have been necessary. Under the recently approved plan, it will be necessary to construct a drainage outfall channel across this open space property. This additional cost of \$1.4 million (\$795,000 for excavation, \$225,000 for wetlands restoration-5 acres at \$45,000 per acre, plus 35% contingency) represents funding needed since the County approved the request of Elliott Ranch South. These costs are currently included in this report.

In addition, the drainage channel system has been designed, and will be constructed, to facilitate the efficient conveyance of storm drainage with minimal flow disruption. Dedication of the drainage channels to the County will ensure that proper supervision and maintenance of these facilities occurs.

After including the trunk drainage pipeline system, approximately \$20.1 million will need to be paid for drainage improvements. This also includes \$1.4 million in excavation and wetlands restoration costs resulting from the County's approval of the Elliott Ranch South application above. The drainage costs are based on unit prices utilized in the County's reimbursement programs and preliminary engineering estimates. The estimated facilities costs include construction costs plus a 35% allowance for surveys, engineering design, and contingencies. Only 5% of the contingency costs and full survey, engineering design costs are reimbursable through Zone 11A. The remainder is funded by developer.

Phasing

Phased development of EFSP will be limited by the available detention storage created within the available detention sites. The regional and local detention basin will be created in phases to coincide with development and the collection of Zone 11A impact fees. Phase 1 costs for drainage improvements are estimated at \$9.2 million. A detailed description of the Phase 1 drainage improvements is included in the CIP in Appendix A.

FIRE

The Specific Plan Area is within the boundaries of the Elk Grove Community Services District (CSD). The Elk Grove CSD has identified the need for a new fire station somewhere in the vicinity of Bruceville Road and Poppy Ridge Road, a new arterial within the EFSP. This facility would provide protection to the entire EFSP and is planned to be built sometime between 2004-2006. The EFSP area will fund its fair share of the fire protection facilities, including equipment, at the cost of approximately \$4.7 million. Initially, a temporary station will be constructed in the area. The EFSP area pro-rated share of the temporary station is \$125,000. Detailed fire costs are shown in Appendix F. The costs shown in Appendix F include costs for the training facility in the amount of \$943,920 which have since been removed from the EGCSO Fire Fee CIP and are being financed by a District-wide fee approach.

PARKS AND RECREATION

Cost Estimates

The total cost estimate for parks and recreation is approximately \$14.7 million (including engineering, fee, and contingency cost). The Specific Plan is located within the Elk Grove Community Services District Parks and Recreation Department. Based on the Elk Grove CSD and Quimby Act requirements, a total of 113.4 acres of park land will be required at full buildout. The EFSP includes 150.6 gross acres of park land (including parkway) spread throughout the Plan Area, which exceeds the Quimby Act requirements. These area parks will be either dedicated or acquired. Included are mini parks, neighborhood parks, Community Park, and a Sports Park. In many instances, park sites adjoin future school sites, thus allowing the potential for joint-use of recreation facilities. The District owns a 38.3-acre portion of the Sports Park site, which is not part of the land proposed to be dedicated as part of this Plan.

The park development costs mini, neighborhood, and community parks were provided by the Sacramento County and Elk Grove CSD and are shown in **Appendix F**. Park development costs include Phase I development cost, Phase II amenities cost, Community Center cost, park site frontage costs, trail costs in the drainage corridors, and costs for the Open Space Management Plan.

Phasing

In general, park improvements are scheduled to correspond to the phasing of development. Phase 1 preliminary estimated costs for park development, including the frontage costs, are \$3.2 million.

LANDSCAPE CORRIDORS

The costs for landscape corridors are estimated at approximately \$6.6 million. This includes costs for: 1) thoroughfare landscape corridors (including sound wall); 2) arterial landscape corridors (including sound wall); 3) sewer interceptor corridor; and 4) railroad corridor/open space area. A detailed summary of the landscape corridor cost estimates is included in the CIP in **Appendix A**.

LIBRARY

A joint-use new library facility is proposed to be constructed in the EFSP area on the 66 acre middle school/high school site.

The library would be funded partially by the Elk Grove Unified School District, State School matching program, and the Sacramento County Library Authority. The library is being designed by the School District. The total costs for the library construction is \$3,697,500, of which one-third will be paid by the School District, one-third by State matching program,

and the last third by the Sacramento County Library Authority. This means that the County Library Authority is responsible for \$1,232,500.

TRANSIT

At the present time, the Regional Transit staff has not yet identified the transit improvements that are the responsibility of the EFSP area. It may be decided in later stages of the project approval process that costs for transit center on Elk Grove Boulevard and a shuttle bus system are required. The proposed transit improvement cost for the EFSP is estimated to be the same as in other areas in the County. Therefore, the EFSP transit improvement costs are based on the current EGWV PFFP transit fee of \$248 per DUE (dwelling unit equivalent). The preliminary costs for the transit improvements are estimated at \$3.2 million. When the actual costs are identified, they will be incorporated in the East Franklin Fee Program.

SCHOOLS

The EFSP area is served by the Elk Grove Unified School District. The School District has estimated \$120.4 million in costs for new schools within the Specific Plan. A break down of cost estimates is based on costs per student provided by the EGUSD and is shown in **Appendix F**.

III. FUNDING STRATEGY AND SOURCES

FINANCING STRATEGY AT BUILDOUT

This chapter of the report shows how a series of funding sources will be used to fund the \$286.7 million of facilities required to serve the EFSP Area discussed in Chapter II.

The primary funding source for facilities is recommended to be development impact fees. The fee revenue will come from a combination of existing impact fee programs, including the County's existing fee programs for sewer, water, and drainage; the East Franklin Fee Program which will fund roadways, fire station, park development, landscape corridors, transit, and library facilities; and the school district impact fees. In addition, some of the school costs may also be funded through the Elk Grove Unified School District's Mello-Roos CFD and the State School Building Program. A portion of Phase 1 infrastructure costs is proposed to be funded through bond financing (e.g. Mello-Roos CFD or Assessment District).

Developers will privately finance the construction of many of the facilities needed at the outset of development. After constructing such facilities, developers will receive appropriate credits or reimbursements from the appropriate fee programs.

Figure 9 shows the proposed funding source for each improvement at buildout. Under this funding strategy, approximately \$80.8 million will be funded with the existing general County impact fees; \$81.6 million through the East Franklin Fee Program; \$3.9 million for interim sewer and some drainage improvements, could be initially funded and constructed by the school and later reimbursed by EFSP developers, or be privately funded, but may be included in the Mello-Roos CFD; and \$120.4 million from existing Elk Grove Unified School District fee and Mello-Roos CFD bond programs and the State School Building Program. As stated earlier, Phase 1 may fund a portion of its infrastructure improvements through bond financing, especially improvements that would need to be oversized.

In addition to the proposed infrastructure CFD in Phase 1, an individual project or group of projects may elect to form an additional sub-area Mello-Roos CFDs to fund facilities for which the estimated cost is disproportionate to the level of proposed development. To the extent that bond financing is utilized, the developer may receive credits and reimbursements against the appropriate fees.

The proposed funding sources and the respective amounts are only estimates. The actual costs funded under each category may be adjusted as information regarding project phasing and the facility construction schedule becomes available.

Figure 9
East Franklin Specific Plan
Sources and Uses at Buildout (in 2000 Dollars)
(rounded to 1,000)

Item	Estimated Costs in 2000 \$	Buildout Financing Sources										Other [6]		
		Sacramento County Fee Programs [1]					Fees from Other Projects Contrib. to EFSP Costs	EFSP		Elk Grove Unified School District Fee Program [2]	Other [6]			
		Fee Revenue Contributed by EFSP Area Development		Sewer Fee				Financing Sources [1]	Fee Program				Private or School District	
Drainage Fee Prog. - Zone 11A	Sewer Fee Prog. - CSD-1	Sewer Fee Prog. - SRCSD	Water Fee Prog. - Zone 40			Fee Program	Private or School District							
Roadways	\$51,175,000							\$51,175,000						
Drainage	\$20,086,000	\$17,068,000					\$2,972,000		\$46,000					
Sewer - Trunk Lines [3]	\$9,298,000		\$4,626,000				\$833,000		\$3,839,000					
Sewer - Regional [3]	\$29,430,000				\$23,510,000		\$5,920,000							
Water	\$25,831,000				\$25,831,000									
Fire Protection [4]	\$4,680,000							\$4,680,000						
Schools [5]	\$120,423,000													
Parks [4]	\$14,715,000							\$14,715,000					\$55,250,000	\$65,173,000
Landscape Corridors	\$6,571,000							\$6,571,000						
Library	\$1,233,000							\$1,233,000						
Transit	\$3,219,000							\$3,219,000						
TOTAL	\$286,661,000	\$17,068,000	\$4,626,000	\$23,510,000	\$25,831,000	\$9,725,000	\$81,593,000	\$3,885,000	\$55,250,000	\$65,173,000				

Note: Cost and fee revenue estimates are preliminary and rounded.

[1] Some of these facilities may be funded through a Special Financing District, which could include either a Mello-Roos CFD or Assessment District.

[2] Total EGUSD fee revenue is based on SB 50 fee of \$3.19 per residential bldg. square foot. Calculation is shown in Figure F.1.

[3] Includes costs for interim sewer facilities. Some of these facilities will be constructed by the School District. These costs are non-reimbursable and are proposed to be funded by bonds.

[4] Parks and fire protection facilities meet the Elk Grove CSD standards. Fire costs exclude costs of the training facility contribution (\$500,000 & \$443,920 in interest).

[5] Student yield rates, cost per student, and fees per square foot are provided by EGUSD. Fee revenue estimates excludes fees from commercial properties.

[6] Includes Elk Grove Unified School District Mello-Roos CFD and State Funding.

Sources: Murray Smith & Associates Engineering, Edward Gillum, Rose's Engineering, EGUSD, and EPS.

PHASE 1 FINANCING STRATEGY

Figure 10 shows the financing sources for Phase 1. Approximately \$20.5 million is proposed to be funded with existing County Fee Programs; \$19.3 million through the East Franklin Fee Program; \$3.9 for interim sewer and some water improvements that could be initially funded and constructed by the school and later reimbursed by EFSP developers, or be privately funded, but may be included in the Mello-Roos CFD; and \$32.3 million from existing EGUSD fee program, EGUSD Mello-Roos CFD bonds, and the State School Building Program.

Bond financing, such as a Mello-Roos CFD or an Assessment District is proposed to fund some of the Phase 1 infrastructure costs. The Mello-Roos CFD may fund the interim sewer facilities, some drainage improvements, and other major improvements needed at the start of development, such as roadway, a share of the permanent sewer, water, and other facilities. Owners participating in Mello-Roos CFD will then receive fee credits for those facilities funded by bonds. The actual facilities funded by bonds will be determined at the time of the CFD formation.

Figure 11 shows a comparison of Phase 1 costs and fee revenues generated from backbone infrastructure improvements. Because of the large upfront costs, fee revenues collected from other development areas for the drainage and sewer trunk facilities may be used to fund Phase 1 facilities. If additional funds are needed for drainage and sewer improvements and Zone 11A and CSD-1 do not have funds available, the costs for required facilities (\$5.1 million) can be bonded for and later reimbursed from Zone 11A and CSD-1 when funds become available. At the same time, Phase 1 will pay more in water and regional sewer fees than the Phase 1 water or regional sewer costs. These revenues will pay into Zone 40 and SRCSD fee program for other regional improvements.

The following sections briefly describe the financing techniques for the facilities. The actual financing techniques used may vary as development proceeds.

EXISTING FUNDING PROGRAMS

SACRAMENTO COUNTY FEES - COUNTY-WIDE

The County of Sacramento collects development impact fees to finance certain capital facilities requirements. Most development impact fees are paid at the time a building permit is issued, with the exception of the drainage fees and \$200 of the water fee which are collected upon improvement plan approval.

Credits or reimbursements for facilities otherwise funded by the County fee programs may be available if developers fund and construct fee funded facilities. Fee credits and reimbursements are available within different time frames depending upon the type of

Figure 10
East Franklin Specific Plan
Sources and Uses for Phase 1 (in 2000 Dollars)
(rounded to 1,000)

Item	Estimated Costs in 2000 \$	Phase 1 Funding Sources										Other [6]		
		Sacramento County Fee Programs [1]					Fees from Other Projects Contrib. to EFSP Costs	EFSP		Elk Grove Unified School District Fee Program [2]	*sources_uses_Phase1*			
		Fee Revenue Contributed by EFSP Area Development						Financing Sources [1]	Private or School District					
		Drainage Fee Prog. Zone 11A	Sewer Fee Prog. CSD-1	Sewer Fee Prog. SRCSD	Water Fee Prog. Zone 40	Fee Program								
Roadways	\$13,316,000							\$13,316,000						
Drainage	\$9,164,000	\$5,077,000				\$4,041,000		\$46,000						
Sewer - Trunk Lines [3]	\$6,226,000		\$1,308,000			\$1,079,000		\$3,839,000						
Sewer - Regional [3]	\$1,662,000				\$1,662,000									
Water	\$7,318,000					\$7,318,000								
Fire Protection [4]	\$125,000							\$125,000						
Schools [5]	\$32,334,000							\$3,196,000						
Parks [4]	\$3,196,000							\$1,724,000						
Landscape Corridors	\$1,724,000							\$323,000						\$14,895,000
Library	\$323,000							\$657,000						
Transit	\$657,000													
TOTAL	\$76,045,000	\$5,077,000	\$1,308,000	\$1,662,000	\$7,318,000	\$5,120,000	\$19,341,000	\$3,885,000	\$14,895,000	\$17,439,000				

Note: Costs and fee revenue estimates are preliminary and rounded. Assumes 2,650 single family units are built in Phase 1.
 [1] Some of these facilities may be funded through a Special Financing District, which could include either a Mello-Roos CFD or Assessment District.
 [2] Total EGUSD fee revenue is based on SB 50 fee of \$3.19 per residential bldg. square foot. Calculation is shown in Figure F.1.
 [3] Includes costs for interim sewer facilities. Some of these facilities will be constructed by the School District. These costs are non-reimbursable and are proposed to be funded by bonds.
 Costs shown are for the Conceptual Alternative with Option 1 (Bruceville Foremain). See Appendix A for detail.
 [4] Parks and fire protection facilities meet the Elk Grove CSD standards. Phase 1 pays a pro-rated share of a temporary fire station as well as the fees for the permanent station.
 [5] Student yield rates, cost per student, and fees per square foot are provided by EGUSD. Fee revenue estimates excludes fees from commercial properties.
 [6] Includes Elk Grove Unified School District Mello-Roos CFD and State Funding.

Sources: Murray Smith & Associates Engineering, Edward Gillum, Rose's Engineering, EGUSD, and EPS.

Figure 11
East Franklin Specific Plan
Projected Phase 1 Cost and Fee Revenue Comparison

Facility	Fee Program	Phase 1 Improv. Cost Funded thru Fee Programs <i>(rounded)</i>	Total Phase 1 Fee Revenue through Fee Program [2] <i>(rounded) from Append. B</i>	Surplus/(Deficit) at the End of Phase 1
Roadways [1]	East Franklin	\$13,316,000	\$13,258,000	(\$58,000)
Drainage	Zone 11A	\$9,118,000	\$5,077,000	(\$4,041,000)
Sewer Trunk	CSD-1	\$2,386,747	\$1,308,092	(\$1,078,655)
Sewer Regional	SRCSO	\$1,662,000	\$6,648,262	\$4,986,262
Water	Zone 40	\$7,318,000	\$11,981,000	\$4,663,000
Total		\$33,800,747	\$38,272,354	\$4,471,607

Phase1_Cost_Revenue

[1] Fee estimates are based on a fee of \$5,003 per DUE in other areas of the County. The fees will be updated and determined based on the East Franklin Fee Program or possibly South Laguna Fee Program. See Figure B-5 for detail.

[2] Fee revenue has not been adjusted for any credits as a result of CFD bond funding.

Sources: Murray Smith & Associates, Edward Gillum Consultant, Sacramento County, and EPS.

facilities constructed. Major backbone sewer, water, and drainage facilities will be funded through the County Fee Programs. The EFSP is located outside the Sacramento County Transportation Fee Program boundary, and is therefore not participating in the program.

Expansion of the County's Roadway and Transit Development Fee Program to encompass the urban growth areas south of Elk Grove Boulevard including East Franklin has not been proposed. As considered in hearings before the Policy Planning Commission and Board of Supervisors, the concept of a South Laguna Area Fee Program for financing major roadway improvements is recommended to the City of Elk Grove for consideration during the process of implementation of EFSP Financing Plan. This financing concept is seen as an equitable way of allocating the costs of the required regional roadway network to the Laguna Ridge and Lent Ranch urban growth areas as well as to EFSP. These circulation improvements include the westerly extension and thoroughfare improvements of Kammerer Road to I-5 at the Hood-Franklin interchange and the reconstruction of the SR-99/Grant Line Road interchange.

The County Fee Programs are discussed in the following sections.

Sewer Fee (CSD-1 and SRCSD)

The East Franklin area is planned to be annexed to the Sacramento County Sanitation District No. 1 (CSD-1) and the Sacramento Regional County Sanitation District (SRCSD). The Financing Plan includes \$34.9 million of sewer costs, which will be funded, through the CSD-1 and SRCSD fees.

The Developer may initially fund the construction of trunk and some interceptor facilities. Costs for trunk and interceptor sewers are reimbursable from the CSD-1 and SRCSD sewer fees. Alternatively, the County may construct all of the interceptor facilities. The amount of construction each subdivision is responsible to build in terms of sewer trunk and interceptor sewers, as well as sewer lateral lines, will be determined as each project is processed for tentative map approval.

SRCSD funds construction of the regional sewer facilities through the collection of regional sewage facility impact fees. SRCSD will construct regional sewer interceptor facilities once tributary development generates sufficient wastewater flows to warrant construction without causing undue maintenance and operations costs. When sufficient peak dry weather flow exists to produce self-cleansing velocities of the proposed regional facility, SRCSD will initiate design and construction of the interceptor facility.

SRCSD's Regional Connection Fee Ordinance provides for the reimbursement of design and construction of regional facilities when required by SRCSD as a condition of approval for development. As sufficient flow velocity usually requires significant development, SRCSD directly initiates design and construction of regional facilities, and does not generally need to enter into reimbursement agreements with the development project proponents. Therefore, funding of the major regional facilities by means other than the collection of facilities impact fees is generally not required of new development.

Water Fee (Zone 40)

Water fees collected from the EFSP will fund the \$25.8 million of Sacramento County Water Agency Zone 40 water production treatment and storage and transmission facilities.

The Sacramento County Water Agency usually reimburses conveyance facilities, such as water transmission main pipes, or provides credits towards the development fee. In some cases, developers, individually or as a group, may need to fund facilities in advance and then be credited or reimbursed through Zone 40 water fees. For reimbursement, the developer enters into an agreement with Zone 40 which provides for repayment within five years. However, in the past, Zone 40 has typically provided reimbursement upon acceptance of facilities, but this practice may change in the future. Larger facilities such as wells and treatment facilities may need to be financed through special finance districts such as Mello-Roos CFDs or development fee funding with long term repayment by Zone 40.

The developers will be responsible for constructing distribution line within their projects; the costs of which are not included in this Financing Plan because they are typical in-tract development costs.

Drainage Fees (Zone 11A)

The \$20.0 million of reimbursable drainage improvements will be constructed by developers and reimbursed through Sacramento County Water Agency Zone 11A drainage fees.

Zone 11A of the Sacramento County Water Agency funds or reimburses trunk drainage pipes, manholes, wetland mitigation, channel construction, detention ponds, and water quality facilities. More detailed information on Zone 11A eligible improvements is presented in the East Franklin Drainage Master Plan, December 31, 1997. Typically, the County approves the design of the basins and reimburses the developer for the eligible construction costs through the collection of Zone 11A Impact Fees.

Up-front funding for drainage improvements within each shed will be the responsibility of the developers within that shed with the developer receiving credits or reimbursements from the Sacramento County Water Agency Zone 11A fees. The amount of construction each project is responsible for will be determined as each project is processed for final map approval.

The fee credits for drainage improvements may be offset against drainage fees collected by Zone 11A from the first units constructed by the developer until the fee credits are expended. If the cost of the facility exceeds the potential credits for a developer, the County will enter into reimbursement agreement with the developer. Zone 11A reimbursements are typically funded within five years after construction of the improvements. However, reimbursements may take longer than five years depending on the availability of Zone 11A fee revenues. The reimbursement program for EFSP follows the typical Zone 11A program. The phasing of drainage improvements in EFSP also follows the Zone 11A program guidelines. Although, the phasing is typical, there may be cases when infrastructure costs and construction assigned to particular subdivision may be infeasible for that subdivision.

It will then be necessary for a group of developers to work together to fund construction of specific phases of infrastructure. This may require developer advances or the use of bond financing.

SCHOOL DISTRICT REIMBURSEMENTS

The EGUSD Middle School/High School site is planned for construction at the start of Phase 1. The School District will have to construct some of the sewer, drainage, water, and roadway facilities that will serve the Middle School/High School site. Because the School District will oversize some of the improvements, the facilities constructed by the District will also serve the EFSP development. The EFSP development will then reimburse the School District for oversized facilities built by the District. The School District and the EFSP developers are currently negotiating the reimbursements. The preliminary analysis of the cost estimates and the timing of reimbursements are summarized in **Appendix D**. The actual costs and timing will depend on the agreement reached by the School District and EFSP developers.

ELK GROVE UNIFIED SCHOOL DISTRICT FEES

The Specific Plan Area is located within the boundaries of the Elk Grove Unified School District.

To deal successfully with enrollment growth within its boundaries, the District had implemented a three part financing plan to build new schools and refurbish existing schools. The District's plan included funding from local Mello-Roos bonds (19%), statewide school bonds (41%) and developer fees (40%). Proposition 1A now governs school financing statewide. Proposition 1A restricts the cities and counties from placing school mitigation conditions on development approvals. As a result, the District adopted the SB50 Level 2 fee.

The school fee revenue is based on the SB50 fee of \$3.19 per square foot for residential development and \$0.31 per square foot for non-residential development, which the District is currently authorized to levy until justifying the Proposition 1A authorized fee. Based on the existing fee of \$3.19 per square foot of residential building, the generated fee at buildout of the Plan Area will total \$55.3 million. (This estimate excludes revenues generated from non-residential square footage at \$0.31 per square foot.) The remaining \$65.2 million in school facilities cost will be funded through the existing EGUSD Mello-Roos CFD and the State School Building Program.

Elk Grove Unified School District Mello-Roos CFD

Developing properties within the boundaries of the Elk Grove Unified School District are also required to participate in the District's Mello-Roos CFD. In an effort to replace the deficiency in the funding program, the Elk Grove Unified School District Board of Education approved a local bond plan effective 1998-2010 on October 20, 1997. This plan,

approved by voters in March of 1998 will provide funding where there is currently a deficiency.

Developing properties within the boundaries of the Elk Grove Unified School District are also required to participate in the District's existing Mello-Roos CFD. The properties currently pay an annual tax of approximately \$180 per single family unit. Non-residential development currently pays an annual tax of \$720 per acre. Developing properties within the boundaries of the Elk Grove Unified School District are also required to pay the school impact fees authorized by County Ordinance as discussed earlier in this chapter.

PROPOSED EAST FRANKLIN FEE PROGRAM

OVERVIEW

The proposed East Franklin Fee Program establishes fees to fund specific plan-wide improvements in the East Franklin Specific Plan Area not covered under the County Fee Programs. The facilities proposed to be funded through East Franklin Development Fee Program include roadway, park, fire, landscape corridor, transit, and library facilities. Before this fees are implemented, a full nexus study will need to be prepared.

The EFSP Fees do not include administrative costs associated with the preparation and implementation of the Specific Plan. The administrative fee may be collected with planning fees. Developers advancing funding for the preparation and implementation of the Specific Plan will be reimbursed from the administrative fees collected.

EFSP AREA COST PER DUE

Figure 12 estimates the EFSP cost per dwelling unit or acre funded by fees and by bonds. Approximately \$81.6 million of total costs will be generated in revenue for roadway, fire, parks, landscape corridor, transit and library facilities funded through the East Franklin Plan Area Fees. Dwelling unit equivalents and cost allocation table for facilities funded through the EFSP Fee Program are shown in Appendix E of this report.

Roadway Facilities

The road improvements necessary to serve the project, are anticipated to be funded through the roadway fee component of the East Franklin Fee Program. The \$51.2 million (per average County fee) of roadway costs will be funded through the roadway fee component of the East Franklin Fee Program. The actual cost will be based on the adopted East Franklin Fee Program or South Laguna Fee Program.

To the extent that roadway facilities are required prior to the timing set forth in the CIP, a developer may advance funds for these facilities. A developer constructing an

Figure 12
East Franklin Specific Plan
EFSP Plan Area Cost Per Unit or Acre at Buildout

Facility	Estimated Cost	Percent of Total Cost	FEE PER UNIT OR ACRE									
			Residential					Historical Housing	Non-Residential		Business/ Professional	
			SFR (RD 2-4)	SFR (RD 3-6)	SFR (RD 3-6)	SFR (RD 5-8)	MDR (RD-7)		MFR (RD-20)	Community Commercial		
CIP Facilities Funded by EFSP Plan Area Fees:												
Improvements:												
Roadways	\$51,175,208	62.7%	\$5,003	\$5,003	\$4,074	\$4,074	\$4,074	\$2,552	\$5,003	\$2,552	\$81,549	\$67,540
Subtotal Improvements	\$51,175,208	62.7%	\$5,003	\$5,003	\$4,074	\$4,074	\$4,074	\$2,552	\$5,003	\$2,552	\$81,549	\$67,540
Public Facilities:												
Parks [2]	\$14,715,268	18.0%	\$1,518	\$1,518	\$1,229	\$1,229	\$1,229	\$519	\$1,518	\$519	\$2,580	\$4,856
Landscape Corridors	\$6,571,170	8.1%	\$661	\$661	\$661	\$661	\$661	\$173	\$661	\$173	\$3,377	\$3,377
Fire Station [2]	\$4,680,018	5.7%	\$468	\$468	\$379	\$379	\$379	\$160	\$468	\$160	\$3,324	\$5,430
Library [3]	\$1,232,500	1.5%	\$128	\$128	\$104	\$104	\$104	\$44	\$128	\$44	\$0	\$0
Transit	\$3,218,652	3.9%	\$248	\$248	\$248	\$248	\$248	\$248	\$248	\$248	\$13,094	\$9,151
Subtotal Pub. Facilities	\$30,417,608	37.3%	\$3,023	\$3,023	\$2,622	\$2,622	\$2,622	\$1,144	\$3,023	\$1,144	\$22,375	\$22,815
Total	\$81,592,816	100.0%	\$8,026	\$8,026	\$6,696	\$6,696	\$6,696	\$3,696	\$8,026	\$3,696	\$103,924	\$90,355
Cost per Unit/Acre			<i>per Dwelling Unit</i>	<i>per Dwelling Unit</i>	<i>per Dwelling Unit</i>	<i>per Dwelling Unit</i>	<i>per Dwelling Unit</i>	<i>per Dwelling Unit</i>	<i>per Acre</i>	<i>per Acre</i>	<i>per Acre</i>	<i>per Acre</i>

[1] Includes costs for off-site roadway improvement built by EFSP developers and EFSP contribution to other off-site improvements impacted by EFSP development. May include some on-site signalization project costs.

[2] Costs provided by Elk Grove CSD.

[3] Total costs for joint-use library with the EGUSD are \$3.6 million. Approximately \$1.2 million will be funded by the Sac. County Library Authority and the rest by EGUSD and State matching funds.

Source: Murray Smith & Associates Engineering, Edward Gillum, EGWW PFFP Development Fee Program June 9, 1999, Elk Grove Community Services District (CSD), and EPS.

improvement included in the CIP will do so based on Sacramento County improvement standards and will be eligible for fee credits or reimbursements from the East Franklin Fee Program.

If a developer constructs a major roadway improvement in the fiscal year a project is scheduled, the developer may receive a fee credit. A developer will be eligible for a reimbursement if a facility is constructed more than six months in advance of the fiscal year in which the improvement is scheduled in the Roadway CIP. The developer will be reimbursed at the end of the fiscal year in which the County schedules the improvement in the Roadway CIP.

Fire

The \$4.7 million for the construction of fire facilities and purchase of equipment will be paid through the EFSP Fee Program. The costs for fire facilities will cover a new fully equipped fire station, which will be operated by the Elk Grove Community Services District. The \$0.9 million contribution to the Elk Grove CSD training facility is to be collected through implementation of a new District-wide fee program.

Parks

Approximately \$14.7 million will be needed for park development to satisfy the Elk Grove CSD requirements. The fee would be collected as part of the East Franklin Fee Program with other developer fees prior to the issuance of a building permit. The Elk Grove CSD will keep accounting of fees collected from the EFSP Area, and will use those fees to construct CIP projects.

The Park Fee will be based on the park fees in effect at the time the building permit is issued. These fees will be based on facilities and costs included in the Park Capital Improvement Program at that time.

Landscape Corridors

Approximately \$6.6 million in fees will be used to fund landscape corridors throughout the EFSP area. These fees will be collected as part of the East Franklin Fee Program at the time the building permit is issued.

Transit

Based on a preliminary estimate, approximately \$3.2 million will be collected from EFSP developments to fund the transit improvements. The fee of \$248 is based on the existing EGWV PFFP Fee Program, since the Regional Transit has not yet identified transit facilities that will be the EFSP responsibility. The actual adopted EFSP transit fee will be similar to the EGWV PFFP transit fee.

Library

The EFSP area's share of the joint-use library with EGUSD has been estimated at approximately \$1.2 million. The EFSP area will contribute one-third of the construction cost for the library by paying a library fee as determined in the East Franklin Fee Program.

PROPOSED BOND FINANCING

OVERVIEW

The financing strategy includes Mello-Roos CFD or Assessment District bond financing for some of the Phase 1 facilities, such as interim sewer facilities, a share of permanent sewer, drainage, and roadway facilities. Bond capacity estimates are shown in Figure 13. All estimates are based on preliminary assumptions and are not meant to lock in the shape of the CFD.

Phase 1 development is assumed to have capacity to bond for approximately \$10.5 million in facilities costs. It would include 2,650 residential units with submitted tentative or conceptual maps. Bond capacity is based on the amount of bonds supported by the assumed maximum tax. The initial bond issue may be limited by the appraised value at the time of bond sales.

In addition to the proposed Phase 1 CFD, an individual project or group of projects may form additional sub-area Mello-Roos CFD if: (1) the infrastructure requirement for a sub-area of the Specific Plan is disproportionate to the level of development projected; (2) the facilities to be funded in the Mello-Roos CFD meet the County of Sacramento guidelines; and (3) the area under consideration is large enough to justify the formation of a Mello-Roos CFD and to support the bond debt.

If a facility which is included in a County fee program is instead funded with bond financing within a Mello-Roos Community Facilities District, a developer may be given a non-transferable "fee reduction."

Because bond financing is proposed to be incorporated into the financing strategy, the following two subsections describe mechanisms of Mello-Roos CFDs and Assessment Districts.

MELLO-ROOS COMMUNITY FACILITIES DISTRICT

The 1982 Mello-Roos Community Facilities District Act enables cities, counties, special districts, and school districts to establish community facilities districts (CFDs) and to levy special taxes to fund a wide variety of facilities and services. The proceeds of the Mello-Roos special tax can be used for direct funding and/or to pay off bonds.

ASSESSMENT DISTRICTS

California statutes give local governments the authority to levy a number of special assessments for specific public improvements such as streets, storm drains, sewers, street lights, curbs, gutters, and sidewalks. The agency creates a special assessment district that defines both the area to benefit from the improvements and the properties that will pay for

Figure 13
East Franklin Specific Plan
Estimated Bonding Capacity for Areas with Submitted Tentative or Conceptual Maps

Land Use	Estimated Revenue			Estimated Bond Size				Estimated Construction Proceeds (rounded to 100K)	
	Single Family Units	Annual Tax per SF Unit	Estimated Annual Revenue	Delinquency Coverage	Debt Service and Admin.	Admin. Costs	Gross Debt Service		Estimated Bond Size (rounded to 100K)
Areas with Tentative and Conceptual Maps	2,650	\$500	\$1,325,000	10%	\$1,204,500	\$40,200 3.5%	\$1,147,200	\$14,000,000 (rounded to 100K)	\$10,500,000

Assumptions: Rate 6.5%; Term 25 years
 [1] Admin Services 5% Reserve Fund 10%
 Capitalized Interest 9.75% (assumes 18 months of Cap. Int.)

[1] Admin Services include bond counsel, special tax consultant, city staff time in planning CFD, appraisal, fiscal or paying agent, official statement, and bond printing.

Note: Bonding capacity is based on the amount of bonds supported by assumed maximum tax. The initial bond issue may be limited by the appraised value at the time of bond sale.

Bond_Size_Scenarios

the improvements. Thereafter, each property within the district will be assessed a share of the cost of improvements that is proportional to the benefit it receives from those improvements.

OTHER FUNDING SOURCES

MEASURE A

Measure A is a half-cent sales tax approved by the voters of Sacramento County in the November 1988 general election to fund roadway improvements of regional benefit in Sacramento County. The measure went into effect April 1, 1989, and is effective for twenty years unless it is extended through State legislation and a majority vote of the people of Sacramento County. The Measure A program is constrained by the language of the ballot measure so that it is used to finance transportation improvements of general community benefit initially identified in the ballot measure as amended by the Sacramento Transportation Authority. As required by Measure A, Sacramento County relies on the Roadway and Transit Development Fee and other programs such as Plan Area fees and Mello-Roos CFDs to fund the transportation improvements necessary to serve new urban growth areas.

OTHER AREAS

Other development areas will impact those facilities that are regional in nature, such as roadways, and may be assigned a fair share of the costs of those facilities.

PUBLIC UTILITIES COMMISSION (P.U.C.)

The P.U.C. is a regulatory agency which funds improvements and grade separations at railroad crossings based on safety and traffic volume considerations.

TRANSPORTATION MANAGEMENT ASSOCIATION - AQ15 PLAN

The EFSP AQ-15 Air Quality Plan requires the area to fund ongoing service costs of a Transportation Management Association (TMA). It is currently envisioned that the County Service Area for TMA services would potentially expand to include East Franklin, Laguna Ridge, Lent Ranch, Vineyard Springs, North Vineyard Station, Sunrise-Douglas, and other new growth area.

The AQ-15 and TSM Plan for East Franklin Specific Plan identifies the following services that will require funding: bicycle lockers and racks, bicycle parking facilities, shower and locker facilities, bicycle storage, class I and II bicycle facilities transportation information, parking lot shading, preferred carpool/vanpool parking, passenger loading facilities, direct street routing in residential developments, mixed use development, neighborhood design,

bicycle and pedestrian paths, elimination of barriers, ozone destruction catalyst, and miscellaneous measures such as TMA membership, telework terminals, and transit waiting shelters. The costs for these services have not yet been identified. When costs are identified they will be incorporated in the CSA funding program for TMA.

DEVELOPMENT IMPACT FEE AND BOND DEBT COMPARISON

Appendix C of this report compares EFSP total development impact fees and bond debt cost with costs in other Sacramento County locations. The total impact fee and bond debt costs for EFSP is \$26,200 per single family unit, which is in the range of other projects in Sacramento County: between \$20,000 to \$30,400 per single family home.

APPENDIX 4. MITIGATION MONITORING & REPORTING PROGRAM

**RECORDING REQUESTED BY
AND WHEN RECORDED
MAIL TO:**

NAME:

COUNTY MAIL CODE:

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**AGREEMENT
TO
MITIGATION MONITORING AND REPORTING PROGRAM
FOR
EAST FRANKLIN SPECIFIC PLAN GENERAL PLAN AMENDMENT,
COMMUNITY PLAN AMENDMENT AND ADOPTION OF SPECIFIC PLAN**

County Control Number: 93-SFB-0433

Assessor's Parcel Number: Various

Project Description:

- 1. General Plan Amendment:** Amend the General Plan to change land use designations from 2,109 acres of Low Density Residential; 201 acres of Neighborhood TOD; 78 acres of Urban TOD; and 87 acres of Urban Development Area to 2,398 acres of Low Density Residential; 30 acres of Medium Density Residential; and 47 acres of Commercial and Office.
- 2. General Plan Amendment of the Transportation Diagram:** Amend the General Plan Transportation Diagram to show Poppy Ridge Road as a pre-2010 arterial and Bilby Road as a post-2010 arterial.
- 3. Bikeway Master Plan Amendment:** Amend the Bikeway Master to show various on-street and off-street bikeways on streets throughout the Specific Plan area including Poppy Ridge Road, Bilby Road, Kammerer Road, and other yet-to-be-named internal collector streets and drainage ways.

4. **Community Plan Amendment:** Amend the Laguna Community Plan Land Use Diagram to show the project area as the East Franklin Specific Plan No. 5.
5. **Specific Plan Adoption/Zoning Ordinance:** Adopt the East Franklin Specific Plan including written text, exhibits, and graphics and amend the Zoning Code through the adoption of an ordinance to formally establish alternate development standards applicable to the Plan area. The Plan text includes policies, development standards, permitted uses, and design guidelines. The Specific Plan includes a land use diagram that establishes the character and density of land uses in the Plan area.
6. **Public Facilities Financing Plan Adoption:** Adopt the Public Facilities Financing Plan to establish the means for financing the infrastructure required to serve development in the Specific Plan area.

Location:

As shown in Exhibit "A", the East Franklin Plan area is located in the south-central portion of Sacramento County, approximately ten miles south of downtown Sacramento and two miles west of the commercial district of the community of Elk Grove. The Plan area is situated approximately equidistant between Interstate 5 and Highway 99; Interstate 5 is roughly one mile to the west, and Highway 99 is one and one-half miles to the east.

The 2,475± acre Plan area is bounded by Elk Grove Boulevard on the north, Franklin Boulevard and the Union Pacific railroad tracks on the west, Bruceville Road on the east, and Bilby Road on the south, except for a small (75-acre) portion that extends south of Bilby Road in the southwest corner of the Plan area, as shown in Exhibit "B".

Project Applicant: Sacramento County
 Planning Department
 827 7th Street
 Sacramento, CA 95814

Phone: (916) 874-6141

Type of Environmental Document:

<input type="checkbox"/> Negative Declaration	<input type="checkbox"/> Prior Negative Declaration
<input checked="" type="checkbox"/> Environmental Impact Report	<input type="checkbox"/> Prior Environmental Impact Report
<input type="checkbox"/> Supplemental Environmental Impact Report	

Prepared by: Sacramento County Department of
Environmental Review and Assessment

Date: April 10, 2000
Revised:

Mitigation Monitoring and Reporting Program
Adopted by:

Date: April 28, 2000

Attest: _____
Clerk

**PROJECT TITLE: EAST FRANKLIN SPECIFIC PLAN GENERAL PLAN
AMENDMENT, COMMUNITY PLAN AMENDMENT AND
ADOPTION OF SPECIFIC PLAN**

CONTROL NUMBER : 93-SFB-0433

SUMMARY

Pursuant to Section 21081.6 of the Public Resources Code and Chapter 20.02 of the Sacramento County Code, a Mitigation Monitoring and Reporting Program has been established for the project entitled **“EAST FRANKLIN SPECIFIC PLAN GENERAL PLAN AMENDMENT, COMMUNITY PLAN AMENDMENT & ADOPTION OF A SPECIFIC PLAN”** (Control Number: 93-SFB-0433).

The purpose of this program is to assure diligent and good faith compliance with the Mitigation Measures which have been recommended in the environmental document, and adopted as part of the project or made conditions of project approval, in order to avoid or mitigate potentially significant effects on the environment.

It shall be the responsibility of the project applicant to provide written notification to the Environmental Coordinator, in a timely manner, of the completion of each Mitigation Measure as identified on the following pages. The Department of Environmental Review and Assessment will verify, within ten (10) business days of notification, that the project is in compliance. Any non-compliance will be reported to the project applicant, and it shall be the project applicant’s responsibility to rectify the situation by bringing the project into compliance and re-notifying the Environmental Coordinator. Any indication that the project is proceeding without good-faith compliance could result in the imposition of administrative, civil and/or criminal penalties upon the project applicant in accordance with Chapter 20.02 of the Sacramento County Code.

Regional Setting

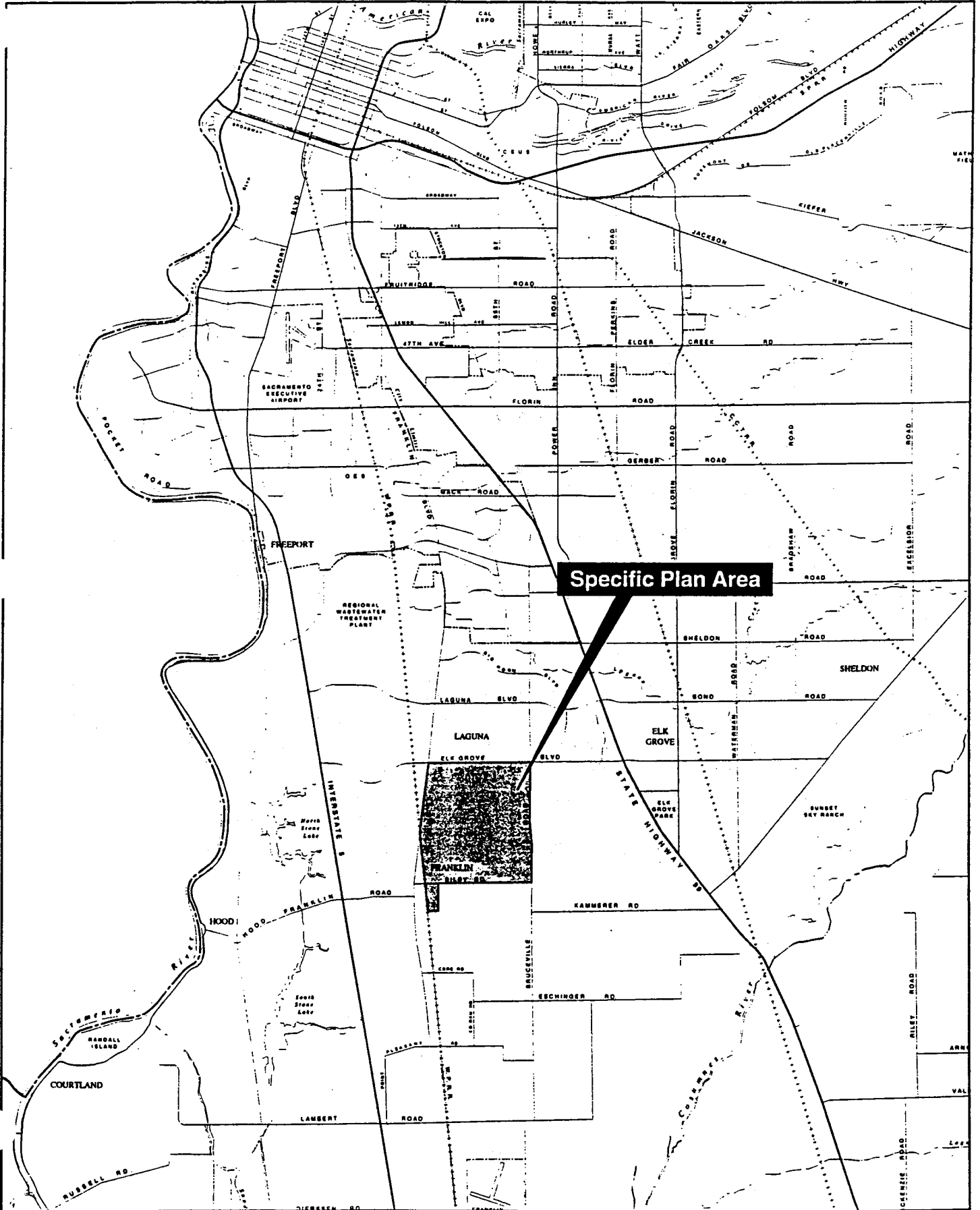
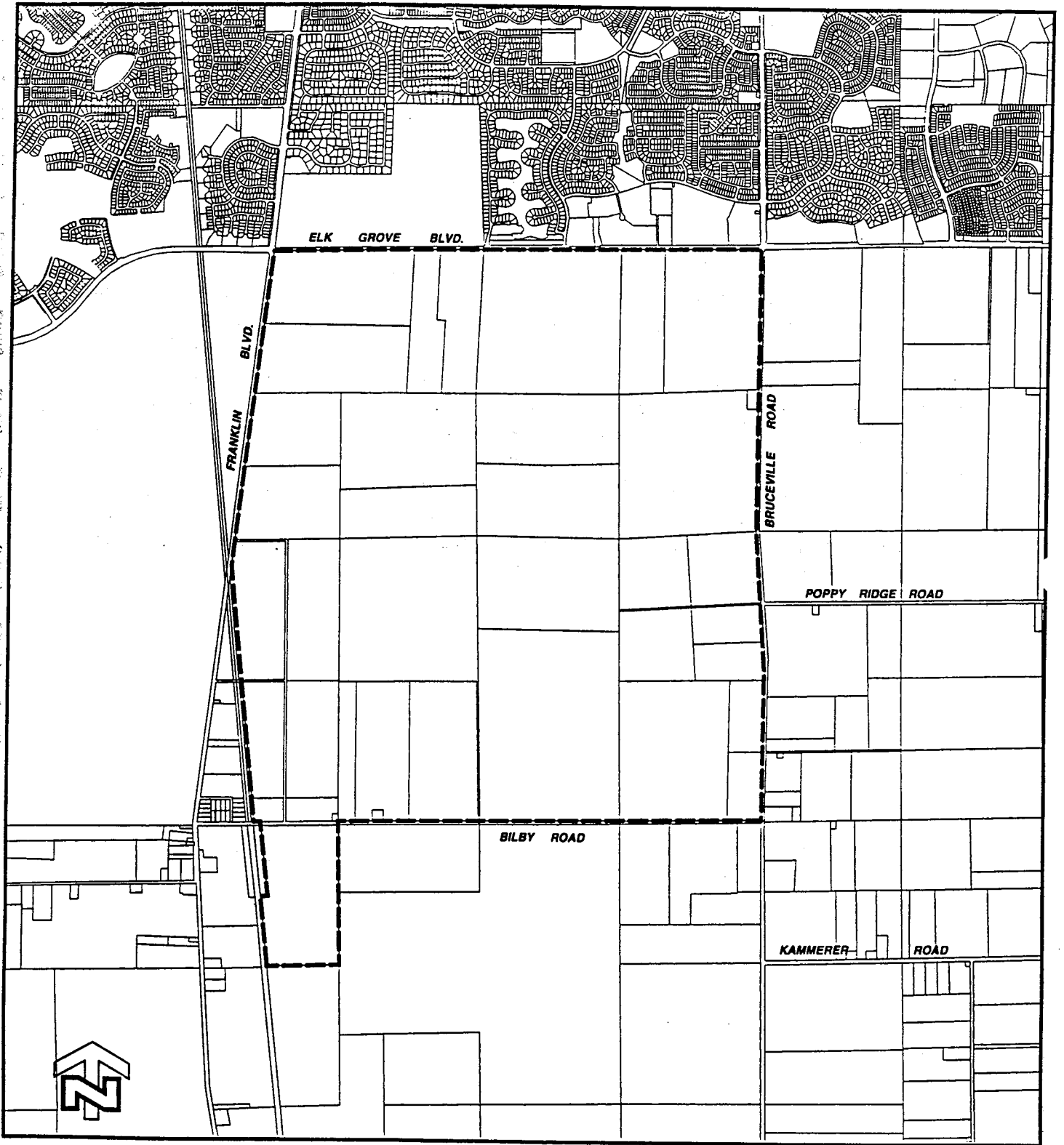


EXHIBIT B

Project Boundaries



**PROJECT TITLE: EAST FRANKLIN SPECIFIC PLAN GENERAL PLAN AMENDMENT,
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STANDARD PROVISIONS

1. Any/all Preliminary Grading Plans, Improvement Plans and Building/Development Plans which are submitted to the Department of County Engineering and/or the Planning Department for this project, and any/all revisions to those Plans which are subsequently submitted, shall be in full compliance with the adopted Mitigation Monitoring and Reporting Program (MMRP). The project applicant shall submit one copy of all such Plans and/or revisions to the Department of Environmental Review and Assessment no later than 24 hours after the approval is obtained. If the Department of Environmental Review and Assessment determines that the approved Plans are not in full compliance with the adopted MMRP, the Plans shall be returned to the project applicant with a letter specifying the items of non-compliance, and instructing the applicant to revise the Plans, resubmit them to the approving department, and then resubmit one copy of the approved revised Plans to the Department of Environmental Review and Assessment no later than 24 hours after the approval is obtained.

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Mitigation Measures:

The Specific Plan shall be modified to implement the following measures:

- LA-2 Include additional crossings of drainage ways to decrease distances pedestrians must walk between uses, particularly across from the junior high/high school/library complex and the sports park.
- LA-3 “New” Poppy Ridge Road should address the need to enhance the walking environment through design measures such as varied paving surfaces particularly near the junior high/high school/library complex and the sports park.
- LA-4 Within the Franklin Meadows and Laguna Meadows tentative subdivision maps, the number of and length of cul-de-sacs should be reduced and connections should be added to neighboring uses.
- LA-6 Expand the “Railroad/Open Space Buffer” design concept for the area south of Bilby Road to provide a buffer for the planned residential uses.
- LA-7 Increase lots sizes adjacent to 5107 Bilby Road (Stoeker) and 9800 Bruceville Road (Benedict) to provide a buffer for these rural residents.
- LA-8 Disclose to all prospective buyers of property within 500 feet of any active farming/dairy operation and within 1000 feet of the Machado Dairy, through notification in the title report, that they could experience inconvenience or discomfort resulting from accepted farming activities pursuant to the provisions of the County Right-to-Farm Ordinance.
- LA-9 In recognition of existing practices of aerial application of pesticides and the potential for odors emanating from the dairy, establish a 500-foot wide buffer zone around the west and north perimeter of the Machado dairy property. The continued need for all or any part of the buffer may be reconsidered at such time as application(s) for residential zoning are processed for land adjacent to the Machado dairy, if there have been substantial changes in the dairy operation. In no event shall the requirement for a buffer remain after the dairy operations cease.

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Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

Comments:

**PROJECT TITLE: EAST FRANKLIN SPECIFIC PLAN GENERAL PLAN AMENDMENT,
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CONTROL NUMBER: 93-SFB-0433

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____

Date: _____

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CONTROL NUMBER: 93-SFB-0433

Mitigation Measure:

PF-1. No rezone shall be approved until a Public Facilities Financing Plan for the East Franklin Specific Plan area has been approved by the Board of Supervisors and no final map shall be recorded until the financing mechanisms identified in the Public Facilities Financing Plan have been implemented.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above final Public Facilities Financing Plan into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final Public Facilities Financing Plan for the East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final Public Facilities Financing Plan for the East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

Comments:

**PROJECT TITLE: EAST FRANKLIN SPECIFIC PLAN GENERAL PLAN AMENDMENT,
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Mitigation Measure:

PF-2. The Specific Plan text shall be revised to include a public facilities financing policy, as suggested below (or similar), to help assure adequate funding for future infrastructure improvements:

All development of the property within the Specific Plan area shall be subject to the payment of fees in accordance with the East Franklin Specific Plan Financing Plan and its implementation, including any authorized adjustments thereto as provided within such Plan, and any other fees adopted by the County in accordance with the requirements of Chapter 5 (commencing with Section 66000) of Division 1 of Title 7 of the Government Code or pursuant to any other enabling law.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

**PROJECT TITLE: EAST FRANKLIN SPECIFIC PLAN GENERAL PLAN AMENDMENT,
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CONTROL NUMBER: 93-SFB-0433

Mitigation Measure:

PS-1. The water supply master plan for the EFSP shall contain provisions for securing and delivering adequate fire flows to the satisfaction of the Elk Grove Community Services District Fire Department.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

Comments:

**PROJECT TITLE: EAST FRANKLIN SPECIFIC PLAN GENERAL PLAN AMENDMENT,
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Mitigation Measures:

HD-1. The Specific Plan and/or the Public Facilities Financing Plan shall be revised to include provisions to allow fees to be collected from project proponents to implement measures to reduce the risk of downstream flooding damage that may occur as a result of project-generated increases in 100-year flood depths. Measures could include, but are not limited to, the following:

- Providing flood insurance for downstream landowners at locations subject to measurable increases in 100-year water surface elevations as a result of the proposed project;
- Establishing contingency funds for buying-out or otherwise providing fair-market compensation to property owners of affected structures for flood damages resulting from increased 100-year water surface elevations caused by the project;
- Flood-proofing of existing structures in downstream locations subject to measurable increases in 100-year water surface elevations as a result of the proposed project. Flood-proofing methods could include, but are not limited to, raising the existing structure above the base flood elevation (BFE), building a new foundation, reconstructing the structure on fill, or surrounding it with a ring levee;
- Flood-proofing groups of structures (rather than individually) subject to measurable increases in 100-year water surface elevations as a result of the proposed project. Structural protection such as earthen levees, floodwalls, detention basins, or equally effective measures could be constructed to protect downstream locations subject to increased flood depths;
- Implementing a Beach-Stone Lakes Flood Control Plan, or a portion thereof, as ultimately approved by the Sacramento County Board of Supervisors.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

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Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____

Date: _____

**PROJECT TITLE: EAST FRANKLIN SPECIFIC PLAN GENERAL PLAN AMENDMENT,
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CONTROL NUMBER: 93-SFB-0433

Mitigation Measure:

HD-2 Prior to approval of final design and construction plans for off-site drainage facility improvements, all necessary permits and/or agreements for the proposed improvements must be obtained from the US Army Corps of Engineers, US Fish and Wildlife Service, and California Department of Fish and Game; and the following items must be submitted to the Sacramento County Board of Supervisors for review and approval:

- Wetlands delineation for the affected area as verified by the US Army Corps of Engineers.
- Detailed mitigation plan for wetlands to be impacted by the proposed improvements which specifically describes the measures that will be implemented to achieve no net loss in wetland habitat acreage and values.
- Determinate surveys for potentially occurring special status species in the affected areas.
- Detailed mitigation plan developed in cooperation with the regulatory resource agencies (US Corps of Engineers, US Fish and Wildlife Service, and California Department of Fish and Game) that is designed to reduce impacts to any special status species identified in the determinate surveys to a less than significant level.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. Consult with the State Department of Fish and Game and U. S. Army Corps of Engineers as necessary to determine compliance.

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3. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

Comments:

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CONTROL NUMBER: 93-SFB-0433

Mitigation Measure:

WS-1 Entitlements for urban development within the EFSP area (i.e., subdivision maps, parcel maps, use permits, building permits, etc.) shall not be granted until agreements and financing for supplemental water supplies are in place, consistent with General Plan Policy CO-20. In compliance with this measure, entitlements may only be granted for:

- areas known to have been subject to prolonged agricultural irrigation;
- areas for which historic well production data and/or other supporting documentation are provided to the SCWA which satisfactorily demonstrate prolonged irrigated agricultural land uses; or
- areas for which units are available under the CO-20 development cap restriction imposed by the Board of Supervisors and the Board of Directors of the SCWA based upon progress made toward the acquisition of supplemental water supplies.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

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**PROJECT TITLE: EAST FRANKLIN SPECIFIC PLAN GENERAL PLAN AMENDMENT,
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CONTROL NUMBER: 93-SFB-0433

Mitigation Measure:

SS-1. Prior to final approval of the Specific Plan, the proposed Sewer Master Plan shall be revised to clearly indicate how adequate public sewer service will be provided in a timely manner to the currently proposed subdivision map areas and to the remainder of the EFSP area on an interim and/or ultimate basis, to the satisfaction of the Water Quality Division. The Draft EFSP Public Facilities Financing Plan shall also be revised as needed to reflect such revisions to the EFSP Sewer Master Plan.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

Comments:

**PROJECT TITLE: EAST FRANKLIN SPECIFIC PLAN GENERAL PLAN AMENDMENT,
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CONTROL NUMBER: 93-SFB-0433

Mitigation Measure:

SS-2. Prior to approval of any subdivision map in the EFSP, a detailed pre-design report on sewer facilities shall be approved by the CSD-1.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. Consult with the CSD-1 as necessary to determine compliance.
3. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

Comments:

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Mitigation Measure:

- SS-3. Implementation of off-site sewer facility improvements shall not occur until the following items have been submitted to the Sacramento County Board of Supervisors for review and approval:
- a) A wetland delineation for the improvement area verified by the U S Army Corps of Engineers.
 - b) A detailed mitigation plan for wetlands to be impacted by the proposed improvements which specifically describes the measures which will be implemented to achieve no net loss in wetland habitat acreage and values.
 - c) Determinate surveys of the improvement area for potentially occurring special status species.
 - d) Detailed mitigation plan, developed in cooperation with the regulatory resource agencies (US Corps of Engineers, U S Fish and Wildlife Service, and California Department of Fish and Game), that is designed to reduce impacts of the proposed sewer improvements on any special status species identified in the determinate surveys to a less than significant level.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
3. Consult with the State Department of Fish and Game and the U.S. Army Corps of Engineers as necessary to determine compliance.

**PROJECT TITLE: EAST FRANKLIN SPECIFIC PLAN GENERAL PLAN AMENDMENT,
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CONTROL NUMBER: 93-SFB-0433

4. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____

Date: _____

**PROJECT TITLE: EAST FRANKLIN SPECIFIC PLAN GENERAL PLAN AMENDMENT,
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CONTROL NUMBER: 93-SFB-0433

Mitigation Measure:

SS-4. Implementation of off-site sewer facility improvements shall not occur until all necessary permits and/or agreements for the proposed improvements have been obtained from the U S Army Corps of Engineers, U S Fish and Wildlife Service, and California Department of Fish and Game.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. Consult with the State Department of Fish and Game, U.S. Army Corps of Engineers and U.S. Fish and Wildlife Service as necessary to determine compliance.
3. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

Comments:

**PROJECT TITLE: EAST FRANKLIN SPECIFIC PLAN GENERAL PLAN AMENDMENT,
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**PROJECT TITLE: EAST FRANKLIN SPECIFIC PLAN GENERAL PLAN AMENDMENT,
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Mitigation Measure:

SS-5. The Sacramento Regional County Sanitation District shall acquire fee ownership of the 90' interceptor sewer corridor and maintain it until permanent landscaping is in place after the interceptor sewer is constructed. Maintenance shall be *coordinated between SRCSD and EGCS*D.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

Comments:

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Mitigation Measure:

- SS-6. The alternative selected for the interceptor extension into the southeastern portion of the EFSP (Plate SS-G) shall minimize impacts to the planned park and school facilities in this area to the extent feasible.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

Comments:

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CONTROL NUMBER: 93-SFB-0433

Mitigation Measure:

The Specific Plan that shall be revised to implement the following measures:

- TC-1 Widen the section of Franklin Boulevard between Elk Grove Boulevard and Poppy Ridge Road from two to four lanes. Based on Sacramento County ADT guidelines, this improvement would provide sufficient capacity to accommodate the projected daily volume and would eliminate the projected operational and physical deficiencies.
- TC-2 Widen the section of Bruceville Road between Elk Grove Boulevard and Poppy Ridge Road from two to four lanes. Based on Sacramento County ADT guidelines, this improvement would provide sufficient capacity to accommodate the projected daily volume and would eliminate the projected operational and physical deficiencies.
- TC-3 Improve the section of Bruceville Road between Poppy Ridge Road and Kammerer Road to include 12-foot wide travel lanes and either 6-foot wide usable shoulders or curb and gutter. This improvement would meet County design standards and would eliminate the projected physical deficiency.
- TC-4 Improve the section of Bilby Road between Franklin Boulevard and Bruceville Road to include 12-foot wide travel lanes and either 6-foot wide usable shoulders or curb and gutter. This improvement would meet County design standards and would eliminate the projected physical deficiency.
- TC-5 Improve the section of Hood Franklin Road between Franklin Boulevard and I-5 to include 12-foot wide travel lanes and either 6-foot wide usable shoulders or curb and gutter. This improvement would meet County design standards and would eliminate the projected physical deficiency.
- TC-6. Improve the section of Kammerer Road between Bruceville Road and SR 99 to include 12-foot wide travel lanes and either 6-foot wide usable shoulders or curb and gutter. The segment of West Stockton Boulevard would also need to be improved. This improvement would meet county design standards and would eliminate the projected physical deficiency.

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TC-7 Modify the Elk Grove Boulevard/Franklin Boulevard intersection to include two left-turn lanes, two through lanes, and a separate right turn lane on the northbound, westbound, and eastbound approaches. The southbound approach would require two left turn lanes, one through lane, and one shared though/right-turn lane. These improvements would improve operations at this intersection to LOS E in the p.m. peak hour and eliminate the deficiency.

TC-8 Construct the following lane configuration at the Elk Grove Boulevard/Bruceville Road intersection:

- Two left turn lanes, three through lanes and a separate right turn lane on the eastbound approach;
- Two left turn lanes, one through lane and a shared through/right-turn lane on the westbound approach;
- Two left turn lanes, two through lanes and a separate right turn lane on the southbound approach; and
- One left turn lane, two through lanes, and a separate right turn lane on the northbound approach.

This improvement would provide LOS E intersection operations in the p.m. peak hour and eliminate the deficiency.

TC-9 Install a traffic signal at the intersection of Bruceville Road and Poppy Ridge Road. In addition, modify the intersection to accommodate the following lane configurations:

- One left-turn lane and a shared through-right turn lane on the westbound approach;
- One left turn lane, one through lane, and a shared through-right turn lane on the northbound approach;
- One left turn lane, one through lane, and a separate right turn lane on the southbound approach; and
- Two left turn lanes, and a shared through-right turn lane on the eastbound approach.

This improvement would improve intersection operations to LOS A and LOS D in the a.m. and p.m. peak hours, respectively. The deficiency would be eliminated.

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TC-10 Install a traffic signal at the Franklin Boulevard/Poppy Ridge Road intersection. The intersection should include the following lane configuration.

- Two left-turn lanes and one through lane on the southbound approach;
- Two through lanes and a separate right-turn lane on the northbound approach; and
- Separate left-turn and right-turn lanes on the westbound approach.

The implementation of this improvement will result in LOS C operations in the a.m. peak hour and LOS B operation in the p.m. peak hour. This measure will eliminate the deficiency.

TC-11 *Provide fair share funding for construction of a High Occupancy Vehicle (HOV) lane on SR 99 between Sheldon Road and Laguna Boulevard according to Caltrans standards. This improvement, which is included in the 1996 Metropolitan Transportation Plan, would provide LOS C operations on the mainline section of SR 99 on a daily basis.*

TC-12 To eliminate the projected deficiency, the Laguna Boulevard/SR 99 Southbound Ramp intersection would have to be modified to include a "free" right-turn lane from the southbound off-ramp to westbound Laguna Boulevard. Since the westbound departure leg of this intersection already includes four lanes, this improvement could be accommodated within the existing right-of-way.

To minimize potential weaving conflicts on Laguna Boulevard between the off-ramp and the Laguna Springs Drive-West Stockton Boulevard intersection, the center lane on the off-ramp should permit both left and right turns. Thus, vehicles on the off-ramp destined for Laguna Springs Drive to the south would use the center turn lane to turn right. This improvement would provide LOS D operations in the p.m. peak hour.

As noted by the County Transportation Division:

The proposed improvement CP-1 recommends modifications to the southbound off-ramp at Laguna Boulevard and SR-99 which can be accommodated within the existing right-of-way without any significant changes. The proposed improvement causes a potential weave situation with the southbound free right-turn traffic destined to turn left at Laguna Springs Drive weaving with west bound through traffic. Since this improvement can be accommodated within the exiting right-of-way and will only require some restriping work with a minimal cost, we recommend that this should be deferred to the County to evaluate in

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the future and do the necessary work if needed. It is therefore, recommended that improvement CP-1 should be deleted. (J. Clark)

- TC-13 Modify the Elk Grove Boulevard/Franklin Boulevard intersection to include a free right-turn lane on the eastbound approach. A free eastbound right-turn lane would require an exclusive lane on the southbound leg to allow traffic to merge safely. The length of this merge lane should be constructed according to Sacramento County design guidelines. Implementation of this improvement would not improve operations in the a.m. peak hour, but improve operations in the p.m. peak hour from LOS F to E.

This improvement should be coordinated with the addition of a third eastbound through lane on Elk Grove Boulevard between the existing Union Pacific Railroad crossing and Franklin Boulevard. This improvement will complete the planned six-lane section of Elk Grove Boulevard.

- TC-14 To eliminate the projected deficiency, the southbound approach at the Elk Grove Boulevard/SR 99 Southbound Ramp intersection would have to be widened to provide two left-turn lanes and two right-turn lanes. These lanes should be as long as possible to maximize storage length on the off-ramp and to minimize impacts to the freeway mainline section. The addition of a fourth lane on the southbound approach would improve a.m. peak hour operations from LOS F to D; however, the intersection will continue to operate at LOS F ($V/C = 1.18$) during the p.m. peak hour.

An alternate improvement to this intersection is the provision of a separate right-turn lane on the eastbound approach (in addition to three through lanes), which would result in LOS E operations in the p.m. peak hour.

Sacramento County staff has determined that neither of these improvement options are feasible given existing right-of-way constraints. Therefore, no improvement at this location was assumed to be included with this project.

An alternative mitigation measure is the construction of a new interchange on SR 99 at Poppy Ridge Road between Elk Grove Boulevard and Kammerer Road/Grant Line Road. This interchange is being considered as a regional improvement to provide additional freeway access and reduce the traffic demand at Elk Grove Boulevard ramp intersections. Furthermore development should not preclude construction of this improvement. A preliminary analysis of the new interchange is included in this report.

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TC-15 Widen the northbound SR 99 on-ramp from Elk Grove Boulevard to two lanes. This improvement would require the addition of an auxiliary lane on the mainline section of SR 99 north of Elk Grove Boulevard to allow two lanes of traffic to enter the freeway. The ramp and auxiliary lane would be constructed to Caltrans standards. This improvement would result in LOS B operation in the a.m. peak hour.

An alternate improvement is the construction of a loop on-ramp from eastbound Elk Grove Boulevard to northbound SR 99. However, the on-ramp would have to be constructed with two lanes to mitigate this deficiency. This improvement was identified as a mitigation measure for the Elk Grove auto Mall project to improve the ramp intersection operations and involves some potential right-of-way and access constraints.

A new interchange on SR 99 between Elk Grove Boulevard and Kammerer Road/Grant Line Road is being considered as a regional improvement. Construction of the proposed Poppy Ridge Road interchange would result in LOS D operations on the northbound SR 99 on-ramp from Elk Grove Boulevard during the a.m. peak hour by providing additional access to the freeway from the Poppy Ridge planning area.

Widen the southbound SR 99 off-ramp from Elk Grove Boulevard to two lanes. This improvement would require the addition of an auxiliary lane on the mainline section of SR 99 north of Elk Grove Boulevard to allow two lanes of traffic to exit the freeway. The ramp and auxiliary lane would be constructed to Caltrans standard. This improvement would result in LOS B operation in the p.m. peak hour.

A New interchange on SR 99 between Elk Grove Boulevard and Kammerer Road/Grant Line Road is being considered as a regional improvement. Construction of the proposed Poppy Ridge Road interchange would result in LOS D operations on the northbound SR 99 on-ramp from Elk Grove Boulevard during the a.m. peak hour by providing additional access to the freeway from the Poppy Ridge area.

TC-16 Widen the southbound SR 99 off-ramp from Elk Grove Boulevard to two lanes. This improvement would require the addition of an auxiliary lane on the mainline section of SR 99 north of Elk Grove Boulevard to allow two lanes of traffic to exit the freeway. The ramp and auxiliary lane would be constructed to Caltrans standard. This improvement would result in LOS B operation in the p.m. peak hour.

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A New interchange on SR 99 between Elk Grove Boulevard and Kammerer Road/Grant Line Road is being considered as a regional improvement. Construction of the proposed Poppy Ridge Road interchange would result in LOS D operations on the northbound SR 99 on-ramp from Elk Grove Boulevard during the a.m. peak hour by providing additional access to the freeway from the Poppy Ridge area.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Public Infrastructure Planning and Financing Section of the Public Works Agency shall incorporate the above measure into the proposed update of the East Franklin Public Facilities Financing Plan, and submit it to the Board of Supervisors for approval.
3. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan and the updated East Franklin Public Facilities Financing Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan.
2. Consult with the Planning and Community Development Department and the Public Infrastructure Planning and Financing Section of the Public Works Agency as necessary to verify compliance.
3. During the preparation of the environmental documentation for the East Franklin Public Facilities Financing Plan, ensure that the above measure has been incorporated into that Plan.
4. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

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Mitigation Measure:

The Specific Plan text shall be revised to include the following mitigation measures as Air Quality Policies:

- AQ-1 In order to control fugitive dust emission during the construction phase of any development within the Specific Plan area, the following measures shall be implemented:
- a. Water exposed surfaces, graded areas, storage piles, and haul roads at least twice daily.
 - b. Minimize the amount of disturbed area, the amount of material actively worked, and the amount of material stockpiled.
 - c. Limit onsite construction vehicle speeds to 15 mph.
 - d. Sweep or wash paved streets adjacent to project construction sites at least once a day to remove accumulated dust.
 - e. Maintain at least two feet of freeboard when transporting soil or other material by truck.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. Consult with the SMAQMD as needed to insure compliance.

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3. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

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Mitigation Measure:

AQ -2 Category 1: Reducing Nox Emissions from Off-Road Diesel Powered Equipment

1. *The prime contractor shall submit, to DERA, a comprehensive inventory of all the heavy-duty off-road equipment (50 or greater horsepower) that will be used an aggregate of 40 or more hours for the construction project. At a minimum, 20% of the heavy-duty off-road equipment included in the inventory shall be powered by CARB certified off-road engines, as follows:*
 - 175hp-750 hp 1996 and newer engines
 - 100hp-174 hp 1997 and newer engines
 - 50hp - 99 hp 1998 and newer engines

Said off-road equipment may be owned and operated by the prime contractor and/or any subcontractor;

or

2. *The prime contractor shall provide a plan, for approval by DERA in consultation with SMAQMD, demonstrating that the heavy-duty off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will provide a fleet-averaged Nox emission reduction of 10% compared to an unregulated/uncontrolled fleet. (Includes the use of emulsified fuel in noncertified engines, and other methods not requiring the use of post 1996 - 1998 engines.)*

and

Category 2: Reducing Nox Emissions from On-Road Diesel Powered Equipment

1. *The prime contractor shall submit, to DERA, a comprehensive inventory of all heavy-duty on-road equipment (50 or greater horsepower) that will be used an aggregate of 40 or more hours for the construction project. At a minimum, CARB-certified low-emission engines shall power 20% of the heavy-duty on-road equipment included on the inventory. Said on-road equipment may be owned and operated by the prime contractor and/or any subcontractor;*

or

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2. *The prime contractor shall provide a plan, for approval by DERA in consultation with SMAQMD, demonstrating that the on-road vehicles to be used in the construction project, and operated by the prime contractor or any subcontractor, will provide a fleet-averaged Nox emission reduction of 10%..(Includes the use of alternative fuels and/or other CARB certified low-emission technologies.)*

and

Category 3: Enforcement Plan

An enforcement plan shall be established to weekly evaluate project-related engine emission opacities, modeled after the California Air Resources Board Heavy-Duty Diesel Smoke Enforcement Program. An environmental coordinator certified to perform Visible Emissions Evaluations would routinely "read" off-road equipment exhaust opacity, using opacity standards identified in the California Health and Safety Standards. Engines with readily visible emissions [i.e. a. – As dark or darker in shade as that designated as No. 2 on the Ringelmann Chart, as published by the U.S. Bureau of Mines, or b. Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke described in section a.] shall be repaired immediately. The certified environmental coordinator may be a County inspector, a representative of the prime contractor, or an independent contractor. The Environmental Coordinator shall keep a log of all readings. The SMAQMD and/or ARB may conduct periodic site inspections to determine compliance..

*A contractor can meet the emission mitigation requirement by choosing one measure from Category 1, **and** one measure from Category 2 listed above. Category 3, the Enforcement Plan, is required for both off-road and on-road equipment.*

AQ-2 shall be limited in application to include only on-road and off-road mobile construction equipment employed in the construction or development of those infrastructure improvements identified in the East Franklin Financing Plan, including but not limited to roads, standard utilities (natural gas, water, electricity, etc.), drainage improvements, sewer system or related components, schools, fire stations, and parks. This requirement shall not be stayed, regardless of year, unless otherwise made legally moot by the passage of superseding local, state, or federal air quality laws, rules, or regulations, and shall apply to all developers or contractors operating on-road or off-road construction equipment for the life of the (East Franklin Specific Plan Area) project(s).

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Additionally, construction-related emissions shall be reduced by application of AQ-2 intract subdivision improvements or shall be offset through the application of a twenty-five dollar assessment attached to each residence constructed in the East Franklin Specific Plan Area, due and payable by the developer upon issuance of building permit by the governing authority for the life of the (East Franklin Specific Plan Area) project(s). This \$25 amount per residence is a one time fee to be paid by the developer(s) of residential and commercial structures within the East Franklin Specific Plan Area which shall be used to subsequently assist the Sacramento Metropolitan Air Quality Management District in the acquisition of qualifying low-emission heavy duty vehicles designed to operate regularly in the East Franklin area to the extent possible, and otherwise within the Sacramento air basin. Funds resulting from this mitigation shall be placed by the developer(s) into an escrow account until such time as they are directed by the Sacramento Metropolitan Air Quality Management District to be transferred to the appropriate institution for use. These funds will likely assist the Elk Grove School District in the purchase of low-emission school buses, or assist in the purchase of low-emission refuse vehicles serving the East Franklin area. Similarly, projects for funding may be identified by the developer, the County, or the Sacramento Metropolitan Air Quality Management District, but shall only be chosen to receive East Franklin air quality mitigation fees by the Sacramento Metropolitan Air Quality Management District Air Pollution Control Officer.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. Consult with the SMAQMD as needed to insure compliance.

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3. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

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Mitigation Measure:

- AQ-3. Future development projects shall implement a mixed land use concept to the maximum extent possible. The project design should have a mixture of complementary land uses (i.e., residential land uses located near commercial, recreational, and employment land uses) to minimize vehicle trips.
- AQ-4. Future development projects shall include transit infrastructure in the project design. The project design should include bus stop turn-outs and bus stop shelters at convenient locations. The project should be designed to maximize access to transit. Streets should be designed to accommodate buses.
- AQ-5. Future development proposals shall include bicycle and pedestrian provisions. The project design should include marked bicycle lanes, adequate sidewalks and paths, secure bicycle racks or storage lockers, and shower facilities for bicycle commuters. The project street layout should avoid long, winding streets and dead-end roads that make pedestrian and bicycle access difficult. The design should maximize interconnected streets.
- AQ-6. Future development projects shall implement the following measures to the maximum extent feasible.
- a. Whether the builder chooses a gas- fired or wood burning system, install the lowest emitting commercially viable fireplaces, for each system type.
 - b. The developer must provide an additional electrical outlet in the garage of each single family unit, conveniently located, to facilitate the use of a rechargeable lawn mower, and an electrical outlet in front and backyards of homes for use with electric powered yard equipment.
 - c. Install energy efficient heating and appliances.
- AQ-7. Future development projects shall orient residential and commercial buildings in the north-south direction for natural cooling and to take advantage of passive and active solar design, to the maximum extent feasible.

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AQ-8. Future development projects shall participate in or form a Transportation Management Association (TMA) which provides for the maintenance and monitoring of emission reduction measures. Such measures shall include, but are not necessarily limited to, encouraging and facilitating travel by carpool, rideshare, bicycle, public transit and private transit.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. Consult with the SMAQMD as needed to insure compliance.
3. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

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Mitigation Measure:

The following mitigation measures shall be added as a development guidelines in the Specific Plan to ensure that noise impacts for the Plan area are minimized and addressed at the earliest stages of proposed development.

- NO-1 Future noise-sensitive residential land uses proposed for development within the future 60 dB L_{dn} traffic or railroad operation noise contours shall be required to prepare an acoustical analysis and to implement identified noise attenuation measures necessary to ensure compliance with the noise standards of the County General Plan Noise Element.

- NO-2 Future noise-generating land uses proposed for development within the East Franklin Specific Plan Area shall be required to prepare acoustical analyses and to implement identified noise attenuation measures necessary to ensure compliance with the noise standards of the County General Plan Noise Element at nearby existing or proposed noise-sensitive land uses.

- NO-7 The property owners/applicants within East Franklin Specific Plan area will be responsible for assuring that a wall is constructed along the north side of Elk Grove Boulevard, west of Franklin Boulevard, to mitigate cumulative noise impacts on properties on the north side of the road. The intended wall will begin at the bus stop; the first approximately 420 feet of the wall will be 8 feet high; the next approximately 250 feet of the wall will be 6 feet high; and the remaining approximately 250 feet of the wall will be 4 feet high. The wall shall be under construction prior to issuance of the 300th building permit within the East Franklin Specific Plan area. As future development occurs, whether inside or outside of the Specific Plan area, a fair share contribution from those developments will be required so as to reimburse those who provided the initial funding to construct the wall. Such cost shall be reimbursable via the Roadway component of the East Franklin Public Facilities Financing Plan.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.

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2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

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Mitigation Measure:

Modify the Specific Plan text to include the following mitigation measures as Specific Plan policies:

- HS-1. All future development proposals on portions of the EFSP area that are known to have supported cattle holding areas or orchard land uses prior to the 1970's, shall implement a soil sampling and analysis program for organochlorine pesticides (i.e., DDT and toxaphene), arsenic and lead around cattle holding areas and previous orchards. *If sampling identifies unacceptable results, the applicants shall report the results to DERA and shall comply with all applicable local and State regulations.*
- HS-2. All future development proposals in areas which show evidence of possible hazardous material contamination (i.e., soil discoloration/staining, stressed vegetation, chemical odors, historic burn dumps) shall provide a site-specific assessment for hazardous materials which has been approved by the County Environmental Management Department, Hazardous Materials Division. If contamination is identified, remediation and disposal procedures shall be undertaken by qualified personnel in accordance with all applicable regulations, and in coordination with all applicable agencies.
- HS-3. Prior to development, any existing water supply wells and septic systems shall be abandoned as required by the County Environmental Management Department, Environmental Health Division.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

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Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. Consult with the County Environmental Management Department as needed to insure compliance.
3. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

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Mitigation Measure:

HS-4. Prior to demolition of any existing on-site structures, conduct an evaluation of potential asbestos-containing building materials as required by the Sacramento Metropolitan Air Quality Management District. If asbestos-containing materials are identified, remediation and disposal procedures shall be undertaken by qualified personnel in accordance with all applicable regulations, and in coordination with all applicable agencies.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. Consult with the SMAQMD as needed to insure compliance.
3. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

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Mitigation Measure:

- SG-1. Prior to the approval of improvement plans or recordation of a final subdivision map, whichever occurs first, the applicant shall implement one of the following options to the satisfaction of the Planning Director, to mitigate for the loss of agriculture land which will assist in maintaining the integrity of the Urban Services Boundary:
- a. For each acre of land being developed by this project, the applicant shall preserve 0.63 acres of agricultural land within the area bounded by the Kammerer Road on the north, the Cosumnes River on the east, the Mokelumne River/Sacramento County Line on the south, and Interstate-5 on the west, through the purchase of conservation easements or similar instruments that assure the long term protection of that land from urban encroachment; **or**
 - b. For each acre of land being developed by this project, the applicant shall contribute \$950.00 per acre (through direct contribution or other financing mechanism that results in an equivalent contribution) into a fund and program to expend such fund, to be used to purchase conservation easements or similar instruments within the same geographical area defined in part (a), and to provide for the ongoing monitoring and administration of the program (the fund, and program to expend such fund, are to be approved by the Board of Supervisors); **or**
 - c. Should the County Board of Supervisors or the Elk Grove City Council adopt a permanent program to preserve agricultural land in the same geographical area defined in part (a), prior to implementation of one of the above measures, and such a permanent program is intended to replace this condition, the applicant shall be subject to that program instead.
 - d. The contribution rate (\$950 per acre) may be adjusted annually on or about July 1, subject to approval by the Board, based upon the annual increase in the consumer price index, or based upon a detailed analysis of land values within the affected area.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

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Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

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Mitigation Measure:

SG-2. Disclose to all prospective buyers of property within 500 feet of any active farming/dairy operation and within 1000 feet of the Machado Dairy through notification in the title report, that they could experience inconvenience or discomfort resulting from accepted farming activities pursuant to the provisions of the County Right-to-Farm Ordinance.

SG-3 In recognition of existing practices of aerial application of pesticides and the potential for odors emanating from the dairy, establish a 500-foot wide buffer zone around the west and north perimeter of the Machado dairy property. The continued need for all or any part of the buffer may be reconsidered at such time as application(s) for residential zoning are processed for land adjacent to the Machado dairy, if there have been substantial changes in the dairy operation. In no event shall the requirement for a buffer remain after the dairy operations cease.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

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Mitigation Measure:

- BR-1. Applicants for future development projects within the EFSP area shall submit a wetland delineation of the proposed development area, and shall provide a detailed plan which describes the specific methods to be implemented to mitigate any project impacts upon wetlands such that no net loss in wetland habitat is achieved.
- BR-2 Applicants for future development projects within the EFSP area shall obtain all necessary U.S. Army Corps of Engineers permits pursuant to Section 404 of the Clean Water Act, and all necessary California Endangered Species Act permits and Streambed alteration Agreements from the California Department of Fish and Game pursuant to the Fish and Game Code.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. Consult with the U.S. Army Corps of Engineers and Calif. Department of Fish and Game as needed to insure compliance.
3. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

**PROJECT TITLE: EAST FRANKLIN SPECIFIC PLAN GENERAL PLAN AMENDMENT,
COMMUNITY PLAN AMENDMENT AND ADOPTION OF A SPECIFIC
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CONTROL NUMBER: 93-SFB-0433

Comments:

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____

Date: _____

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Mitigation Measure:

BR-3. Implementation of off-site sewer and drainage facility improvements including storage of spoils shall not occur until the following items have been submitted to the Sacramento County Board of Supervisors for review and approval:

Wetland delineation for the improvement area verified by the U.S. Army Corps of Engineers.

Detailed mitigation plan for wetlands to be impacted by the proposed improvements that specifically describes the measures that will be implemented to achieve no net loss in wetland habitat acreage and values.

Determinate surveys of the improvement areas for presence special status species.

Detailed mitigation plan, developed in cooperation with the regulatory resource agencies (U.S. Corps of Engineers, U S Fish and Wildlife Service, and California Department of Fish and Game), designed to reduce impacts on any special status species identified in the determinate surveys to a less than significant level.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

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CONTROL NUMBER: 93-SFB-0433

Mitigation Measure:

BR-4. Implementation of off-site sewer and drainage facility improvements, including storage of spoils, shall not occur until all necessary permits and/or agreements for the proposed improvements have been obtained from the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and California Department of Fish and Game.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

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Mitigation Measure:

BR-5. Applicants for future development projects within the project area shall conduct (or update) determinate surveys for potentially occurring special status species or their habitat using protocol acceptable to the regulatory agencies with authority over these species

If any of the special status species or their habitat are indicated, a detailed plan which describes the specific methods to be implemented to avoid and/or mitigate any project impacts upon special status species to a less than significant level will be required. This detailed Special Status Species Avoidance/Mitigation Plan shall be prepared in consultation with the USFWS and CDFG, and shall emphasize a multi-species approach to the maximum extent possible.

Where project impacts include taking of a federally listed species, a Section 10 Incidental Take Permit or a Biological Opinion resulting from Section 7 Consultation with another federal agency shall be obtained from the USFWS and permit conditions implemented pursuant to the federal Endangered Species Act.

Where project impacts include taking of a state listed species, an Incidental Take Permit shall be obtained from the CDFG and permit conditions implemented, pursuant to the California Endangered Species Act.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

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Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

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Mitigation Measure:

BR-6. Future development projects within the project area which result in a loss of Swainson's hawk foraging habitat shall mitigate for such loss by implementing one of the following alternatives:

- For projects within a one-mile radius of an active nest site, the project proponent shall preserve 1.0 acre of similar habitat for each acre lost within a ten-mile radius of the project site. For projects within a one to five mile radius of an active nest site, the project proponent shall preserve 0.75 acre of similar habitat for each acre lost within a ten-mile radius of the project site. For projects within a five to ten-mile radius of an active nest site, the project proponent shall preserve 0.5 acre of similar habitat for each acre lost within a ten-mile radius of the project site. This land shall be protected through fee title or conservation's easement acceptable to the Department of Fish and Game.
- Prepare and implement a Swainson's hawk mitigation plan to the satisfaction of the California Department of Fish and Game that includes preservation of Swainson's hawk foraging habitat.
- Submit payment of a Swainson's hawk impact mitigation fee per acre impacted to the Department of Planning and Community Development in the amount as set forth in Chapter 16.130 of the Sacramento County Code as such may be amended from time to time and to the extent that said Chapter remains in effect.
- Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy or program (which may include a mitigation fee payable to the issuance of building permits) prior to implementation of one of the measures above, the project proponent may be subject to that program instead.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

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Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

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Mitigation Measure:

BR-7. Future development projects located within one mile of an active Swainson's hawk nest site (i.e., potentially most of the plan area) shall consult with the California Department of Fish and Game (CDFG) prior to approval of Improvement Plans or Building Permits, whichever occurs first, to ensure that no individual take of Swainson's hawk occurs. The CDFG may require such projects to conduct pre-development surveys to determine the presence or absence of the hawk. If such surveys detect the hawk, the CDFG may impose restrictions on proximate development during the nesting season to ensure that take does not occur.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. Consult with the State Department of Fish and Game as needed to insure compliance.
3. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

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Mitigation Measure:

BR-8. Prior to each phase of grading and construction, a pre-construction survey shall be performed between April 1 and July 31 to determine if active raptor nesting is taking place in the area. If nesting is observed, consultation with the California Department of Fish and Game shall occur in order to determine the protective measures required for nesting birds of prey. If nesting is not observed, further action is not required.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. Consult with the State Department of Fish and Game as needed to insure compliance.
2. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

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Mitigation Measure:

BR-9 Prior to any alteration of the Laguna South Channel on the northern portion of the property, the existing Sanford's arrowhead plants shall be transplanted under the direction of a qualified biologist familiar with the species to a location deemed suitable by the California Department of Fish and Game (CDFG). The CDFG prefers that the mitigation site be located within the same (Laguna South Channel) watershed. The transplanting process shall adhere to the following mitigation protocol recommended by the CDFG:

- Conduct surveys for the plant during the species non-dormant, flowering period (June-July). Establish distribution of the colony(s) and estimate the number of individuals in the population. Since the plant's rhizomes should be moved during the plant's dormant period (when they are not easily recognizable) the colony(s) should be marked or flagged for future reference.
- Transplant no less than one plug (1ft x 1ft x 1ft) per colony, with no fewer than three individual plants per plug, so that at least 25% of the population is transplanted to a protected area (not subject to disturbance or maintenance activities during the reestablishment period) that provides adequate hydrology and substrate for the plant's survival.
- Success criterion requires the survival of at least 80% of the transplanted plugs after three years. If the transplanting is not successful, the project proponent shall replant at either the same or another location using plant stock from a CDFG approved source, until the success criterion (80% survival after 3 years) is achieved.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

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Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. Consult with the Calif. Department of Fish and Game as needed to insure compliance.
3. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

Comments:

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Mitigation Measure:

BR-10. Future development projects within the project area shall submit a survey identifying the specific type, size and location of all existing on-site trees. Existing on-site trees shall be protected and preserved to the maximum extent feasible. The removal of any native oak tree measuring 6 inches or greater in diameter at breast height (dbh) and the removal of any non-oak native tree (excluding cottonwoods) measuring 19 inches or greater dbh shall be compensated by planting replacement trees (in-kind species on an inch-for-inch basis) within the project area. In addition, other non-native landmark size (19 inches dbh or greater) may require mitigation as determined on a project-by-project basis.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

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Mitigation Measure:

BR-11. The native oak trees occurring in rows along the rights-of-way of Bruceville Road, Elk Grove Boulevard and Franklin Boulevard (to the extent possible) shall be preserved in landscaped corridors and medians to the satisfaction of the County Tree Coordinator and County Transportation Division.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

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CONTROL NUMBER: 93-SFB-0433

Mitigation Measure:

BR-12. The Water Quality Detention Basin proposed at the northwestern corner of the EFSP shall be designed to allow for the preservation of the mature native oak trees existing in this area. Formal plans for this facility shall be submitted to the Department of Environmental Review and Assessment for environmental review.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

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Mitigation Measure:

BR-13. Specific construction plans for sewer facilities within the chosen alternative Interceptor Corridor and the 50-foot CSD-1 trunk sewer easement extending south of the Laguna South Channel shall be submitted to the Department of Environmental Review and Assessment for additional environmental review.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

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Mitigation Measure:

CR-1. To minimize for potential impacts to the **Jungkeit Dairy** residence:

Retain the Jungkeit residence and associated outbuildings where feasible, in the proposed neighborhood park identified in the proposed Jungkeit Dairy subdivision map. and identify a funding mechanism for its restoration and long term maintenance

OR, if preservation in place is not feasible,

Move the Jungkeit residence, and associated outbuildings where feasible, to the proposed Historical Housing Area of the EFSP *and* ; identify a funding mechanism for its restoration and long term maintenance.

CR-2. If the Jungkeit residence must be demolished, then its appearance and history shall be fully documented prior to demolition. It is probable that the structure could be individually nominated to the National Register of Historic Places at the local level of significance. If so, documentation according to the standards of the Historic American Buildings Survey is appropriate. Documentation shall consist of complete, archival quality photographic documentation (interior and exterior); preparation of a site-specific historical narrative, including identification of designer, builder, owners and their place in regional history; and recovery of the original architectural plans or, failing this, re-creation of such plans. (NOTE: *Implementation of this mitigation measure will not result in mitigating the impact of demolition to a less than significant level. The loss of the Jungkeit residence will be considered a significant adverse impact upon the environment.*)

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

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Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

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Mitigation Measure:

CR-3. When specific development plans are filed for parcels not covered by the current Survey Area, a detailed archeological survey will be required. The purpose of the survey would be identification of any prehistoric resources and, as necessary, augmentation of the information on historic structures presented in this overview. This inventory shall comply with Section 106 of the National Historic Preservation Act and CEQA requirements and include consultation with the Northern California Information Center, Native American groups, and the County Historical Society. The resulting report shall include results of the background literature search and field survey, an historic context statement, an analysis of the potential significance of noted resources, and recommendations for their preservation and/or mitigation.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

1. Review the final East Franklin Specific Plan, and consult with the Planning and Community Development Department as necessary to determine compliance.
2. During the preparation of environmental documentation for future projects within the East Franklin Specific Plan area, ensure that those projects are in compliance with the above measure.

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Mitigation Measure:

CR-4. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914. At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, adhere to the guidelines of the Native American Heritage Commission in the treatment and disposition of the remains.

Implementation and Notification (Action by Project Applicant):

1. The Planning and Community Development Department shall incorporate the above measure into the final East Franklin Specific Plan, and submit a copy of that Plan to the Department of Environmental Review and Assessment.
2. The Planning and Community Development Department shall coordinate the implementation of development within the project area to be as consistent as possible with the final East Franklin Specific Plan.

Verification (Action by the Department of Environmental Review and Assessment):

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